Stockton Services
PO Box 1306
Hampton, NH 03843-1306
603 929-7404

Paul Cote
AECOM
500 Southborough Drive
South Portland, ME 04106-3209

March 21, 2009

RE: Long Hill Road, Dover

Dear Paul:

Per your request, I have conducted deed research regarding the tract of land owned by Suzanne V. Melhorn and Brian L. Seaward off Long Hill Road in Dover (Tax Map A-43D). The subject property is one of four tracts sharing access rights and encumbrances relating to a single driveway entrance at Long Hill Road.

The first of the four tracts to be divided from the parent tract was the one farthest from Long Hill Road. The right of way reserved for this lot was described simply as "a right of way to and from the above described property extending from the premises to Long Hill Road, so-called, to be located by the grantors" (SCRD 1013-653, 1978, SCRD Plan 17C-57).

In 1981, the then owners of the remaining land recorded a subdivision plan creating 3 lots and locating an access right of way of 50' width from Long Hill Road to our locus (Lot 2A-3, SCRD Plan 17B-140). A 20' right of way shows on this plan through our locus to the back lot that now houses the cell tower. Original descriptions for the lot fronting on Long Hill Road (Lot 2A-1, 1982, SCRD 1086-549) and for the second lot in (Lot 2A-2, 1986, SCRD 1232-077) convey and reserve the 50' right of way for the common use of all 3 lots on the plan, including our locus. The right of way to the extreme back lot is confirmed, with new language added ("a right of way of Colin Macaulay to haul wood from his backland").

When the cell tower was proposed in 1987, a site plan and road profile were filed and approved by the Dover Planning Board (see SCRD Plans 33A-100, 33A-132). Several easement deeds were conveyed by both the owner of the cell tower lot (SCRD 1365-706, 1382-357, 1388-128) and the owner of our locus (SCRD 1382-363) for the construction and use of the access road approved by the Planning Board. I did not find any confirmatory or new easements granted by the owners of the two lots already subject to the 50' right of way from the original subdivision. However, a review of the Planning Board minutes regarding the cell tower proposal listed no discussion or abutter input on the proposal. I am guessing that the abutters did not object (for the record, at least) because the cell tower company assumed responsibility for construction and maintenance of the roadway which was used by all lot owners.

I could not find any record of an easement to Public Service (or to anyone else) for the pole line that runs along the roadway, either through Registry research or through inquiry to PSNH staff. It seems odd to me, actually.

The legality of allowed uses for the access roadway is of course not something I am qualified to comment on, and there may be additional facts in the materials I have collected that could be relevant, but I think the above is a reasonable synopsis of my research to date.

Hope this is what you are looking for.

Tocky

Anne W. Bialobrzeski
NHLLS #752
Stockton Services

A-43D

LONG HILL RD

516-6008
Steve Bird
2/13/09

DPW - Alan Dewis - Engineering technician;
1) Septic design
1981 potential ⟷ 2) minutes
site plan 3) cell tower
Steve's office
1981 - subdivision
- data base - easier by map & lot.

Tom Clarke Bldg Inspector
North End Fire Station

PSNH
73 x
36
21307
7½
NET & T

2"

19.997
18.726
2 | 1.2730
.6365
14 x 18.7

14 X
0•50 @
7•00 1
7•00 ST
7•00 CA
0•00 CG
1 #
03-12-09
4334#04-15@

assessors

Dev
6P

M 01
Glidden

@ $0.50
$5.00

5. 00

$24 SCRD
$2 on Pete's account

Total

CITY OF DOVER INC. 1855
TOWN SETTLED 1623

STEVEN L. BIRD
City Planner
Planning & Community Development

Tel: (603) 516-6013
Fax: (603) 516-6007
s.bird@ci.dover.nh.us

288 Central Avenue
Dover, NH 03820-4169
www.ci.dover.nh.us

DOVER: First in New Hampshire, First with You!

3/09
1½ hrs
ues
center scan
3 sheets

PSNH).
Pauline ~~City of Dover~~
pole in question
licensed by City of Dover
found no easement
in database
poles set 1986
634-2342

message received
Fri 3/20/09

Pocket drawer Plan
11-1-51
1382-363
~~[illegible]~~
Long Hill Estates
1988
73/36A 73/38X
across St
1427-330

rights to to build road including

2
hall 2
2
tter

60 = $780
750 + $38 = $788

USGA For the good of the game

the good of th

SF 1427-330

Diversified Ventures

↓

PSCO & NLT ET

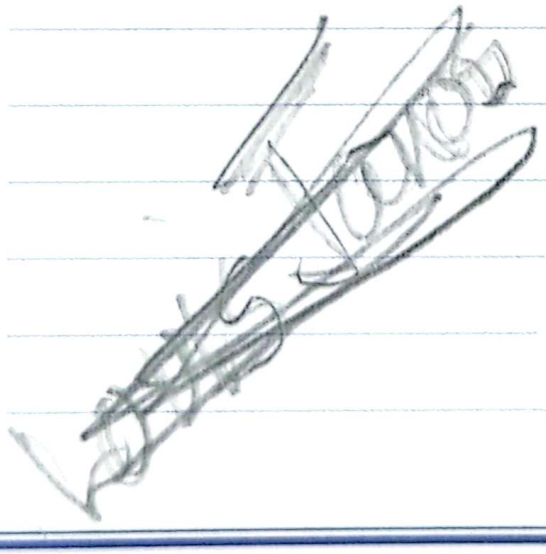
12/22/1988 RD

6/7/88 DD

OVER 1336-495
-497

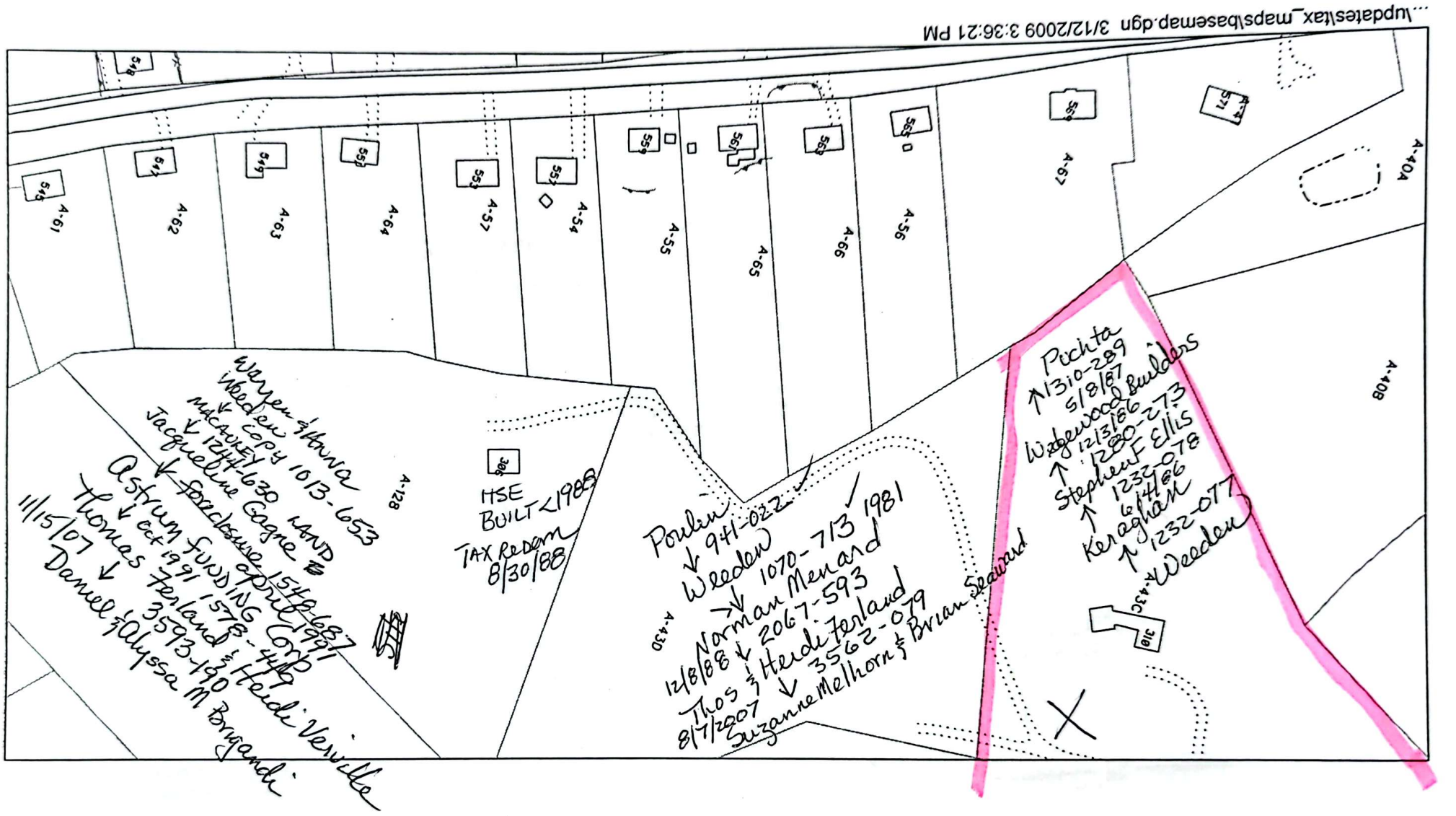
off poles
73/36 A
73/38 X

(UNDERGROUND)



1388 40 17 4000

USGA For the good of the game®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A-43C
A-43D
A-43E
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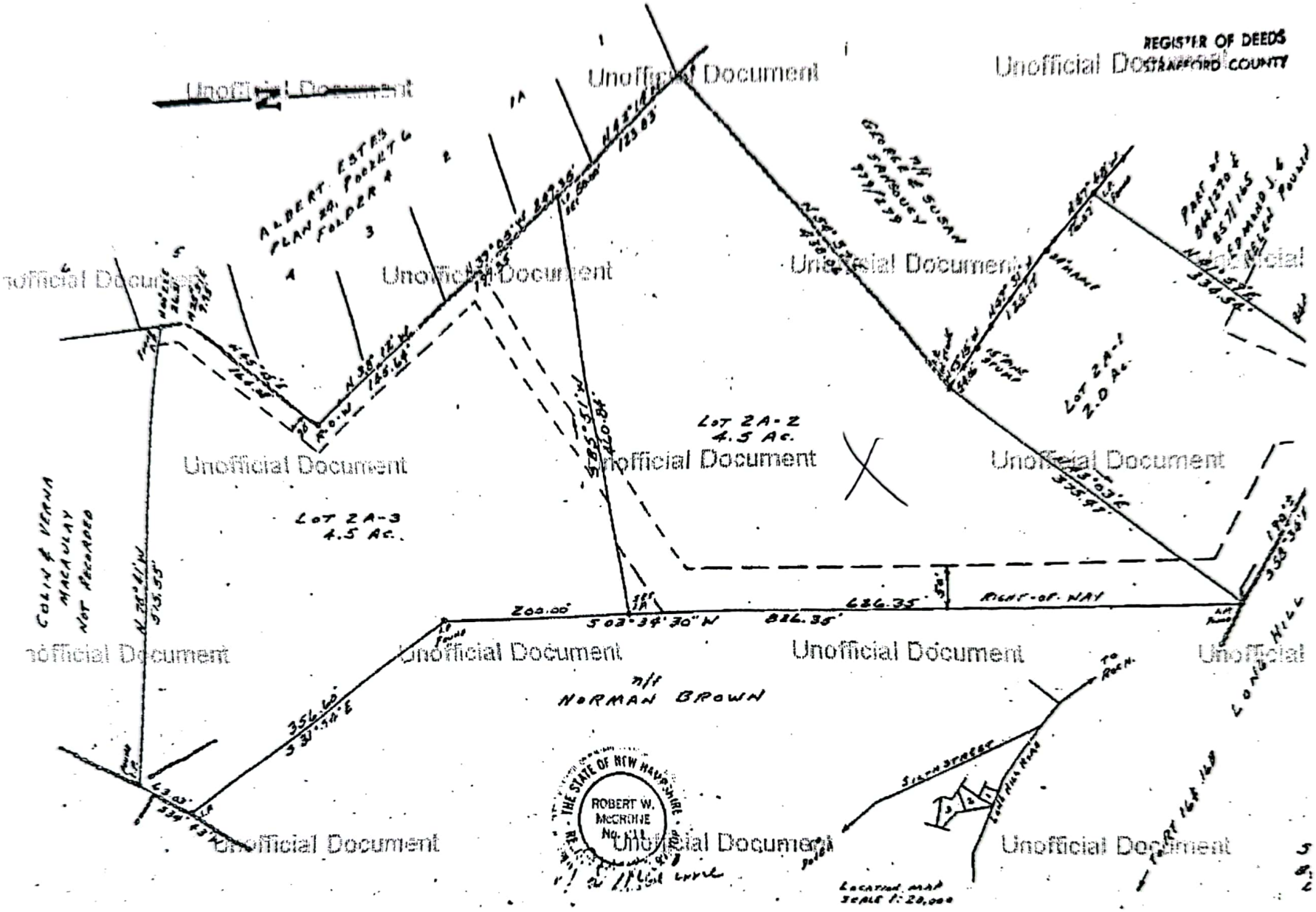
A-46B

Unofficial Document



1986 JUN -5 PM 2:25

STRAFFORD COUNTY
REGISTRY OF DEEDS

010074

KNOW ALL MEN BY THESE PRESENTS, That WARREN L. WEEDEN, a single person of Dover, County of Strafford and State of New Hampshire

for consideration paid, grant to JOSEPH C. KERAGHAN AND JUDITH J. KERAGHAN, both single persons of Dover, County of Strafford and State of New Hampshire

with warranty covenants

as joint tenants with rights of survivorship,

A certain parcel of land situated on the Southwesterly side of Long Hill Road, Dover, Strafford County, New Hampshire, being Lot 2A-2, as shown on, "Limited Subdivision Plan of Lots, 2A-1, 2A-2, 2A-3, Warren L. & Anna M. Weeden, Dover, New Hampshire," dated July 1981 by R.W. McCrone, RLS, recorded Strafford County Registry of Deeds, Plan 17B-140, bounded and described as follows:

BEGINNING at an iron pipe in a stone wall at said Road at the Northeasterly corner of the land herein conveyed at land now or formerly of Brown; thence S 03° 34' 30" W, by Brown land 626.35 feet to an iron pipe set in the ground at Lot 2A-3 as shown on said plan; thence S 85° 51' W by said Lot 2A-3, 460.84 feet to an iron pipe in a stone wall at land now or formerly of Estes; thence by said Estes land along a stone wall N 39° 05' W, 50.0 feet to a point; thence N 42° 14' W, 123.83 feet to an iron pipe in a stone wall at land of Sansoucy; thence N 54° 37' E by Sansoucy land 438.06 feet to an iron pipe in stone; thence N 43° 03' E by Lot 2A-1, 375.47 feet to the iron pipe at the point of beginning. Said lot contains 4.5 acres, more or less.

This conveyance is made together with a 50 foot right of way across Lot 2A-1 from Long Hill Road to the Lot herein conveyed and is subject to a 50 foot right of way.

This conveyance is subject to a fifty foot right of way across said land as shown on said plan for the common use and benefit of the owners of Lots 2A-1, 2A-3 and as a right of way of Colin Macauley to haul wood from his backland to said Long Hill Road.

Meaning and intending to convey a portion of the land described in deed of Edward J. and Helen M. Poulin to the grantor herein and Anna M. Weeden dated February 8, 1974, recorded Strafford County Registry of Deeds at Book 941, Page 22. Anna M. Weeden is now deceased and the within grantor is the widower and surviving joint tenant of Anna M. Weeden.

This is a corrective deed. The purpose of this deed is to include the above described right of way admitted from deed recorded at Book 1070, Page 715.

Warren L. Weeden ~~xxxxxxxxxxxxxx~~ *wife/husband of said grantor*, *release to said grantee* ~~s~~ *all rights of dower curtesy and homestead and other interests therein.*

Dated this 3rd *day of* JUNE 19 86.

Warren L. Weeden
WARREN L. WEEDEN

State of New Hampshire

K 1232 PG 0077

This image for TOCKY at Ret8 at Strafford County on 09/03/13

1310-289

Know All Men By These Presents

THAT WEDGEWOOD BUILDERS, CORP., a New Hampshire corporation with a principal place of business at P. O. Box 139, Strafford, Strafford County, New Hampshire 03884

for consideration paid, grant to ROBERT A. PUCHTA AND JUDITH E. PUCHTA (married) both of 95 Shore Road, Waterford, County of New London, Connecticut 06385, as joint tenants with rights of survivorship and not as tenants in common

with warranty covenants

A certain parcel of land situate on the southwesterly side of Long Hill Road in Dover, Strafford County, New Hampshire, being Lot 2A-2 as shown on plan entitled "Limited Subdivision Plan of Lots 2A-1, 2A-2, 2A-3, Warren L. and Anna M. Weeden, Dover, New Hampshire" dated July 1981 by R. W. McCrone, RLS, recorded as Plan 17B-140 at the Strafford County Registry of Deeds, bounded and described as follows:

Beginning at an iron pipe in a stone wall at said Road at the northeasterly corner of the land herein conveyed at land now or formerly of Brown; thence S 03° 34' 30" W by Brown land a distance of 626.35 feet to an iron pipe set in the ground at Lot 2A-3 as shown on said plan; thence S 85° 31' W by said Lot 2A-3 a distance of 460.84 feet to an iron pipe in a stone wall at land now or formerly of Estes; thence by said Estes land along a stone wall N 39° 05' W a distance of 50 feet, more or less, to a point; thence N 42° 14' W a distance of 123.83 feet to an iron pipe in a stone wall at land of Sansoucy; thence N 54° 37' E by Sansoucy land a distance of 438.06 feet to an iron pipe in stone; thence N 43° 03' E by Lot 2A-1 a distance of 375.47 feet to the iron pipe at the point of beginning. Containing 4.5 acres, more or less.

This conveyance is subject to a 50 foot right of way across said land a shown on said plan for the common use and benefit of the owners of Lots 2A-1, 2A-3 and as a right of way of Colin Macauley to haul wood from his backland to said Long Hill Road.

This conveyance is made together with a 50 foot right of way across Lot 2A-1 from Long Hill Road to the lot herein conveyed and is subject to a 50 foot right of way.

Meaning and intending to convey the same premises conveyed to Wedgewood Builders Corp. by warranty deed of Stephen F. Ellis dated December 3, 1986, recorded Book 1280, Page 273, Strafford County Registry of Deeds.

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
APR--'87
P.B. 10666
500.50

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
APR--'87
P.B. 10666
900.00

IN WITNESS WHEREOF, Wedgewood Builders Corp.

by its proper official, has hereunto set its hand and seal this 8th day of May, 19 87

WITNESS:

Wedgewood Builders Corp.

Cynthia A. Pacic

By: Stephen F. Ellis

STATE OF NEW HAMPSHIRE COUNTY OF STRAFFORD

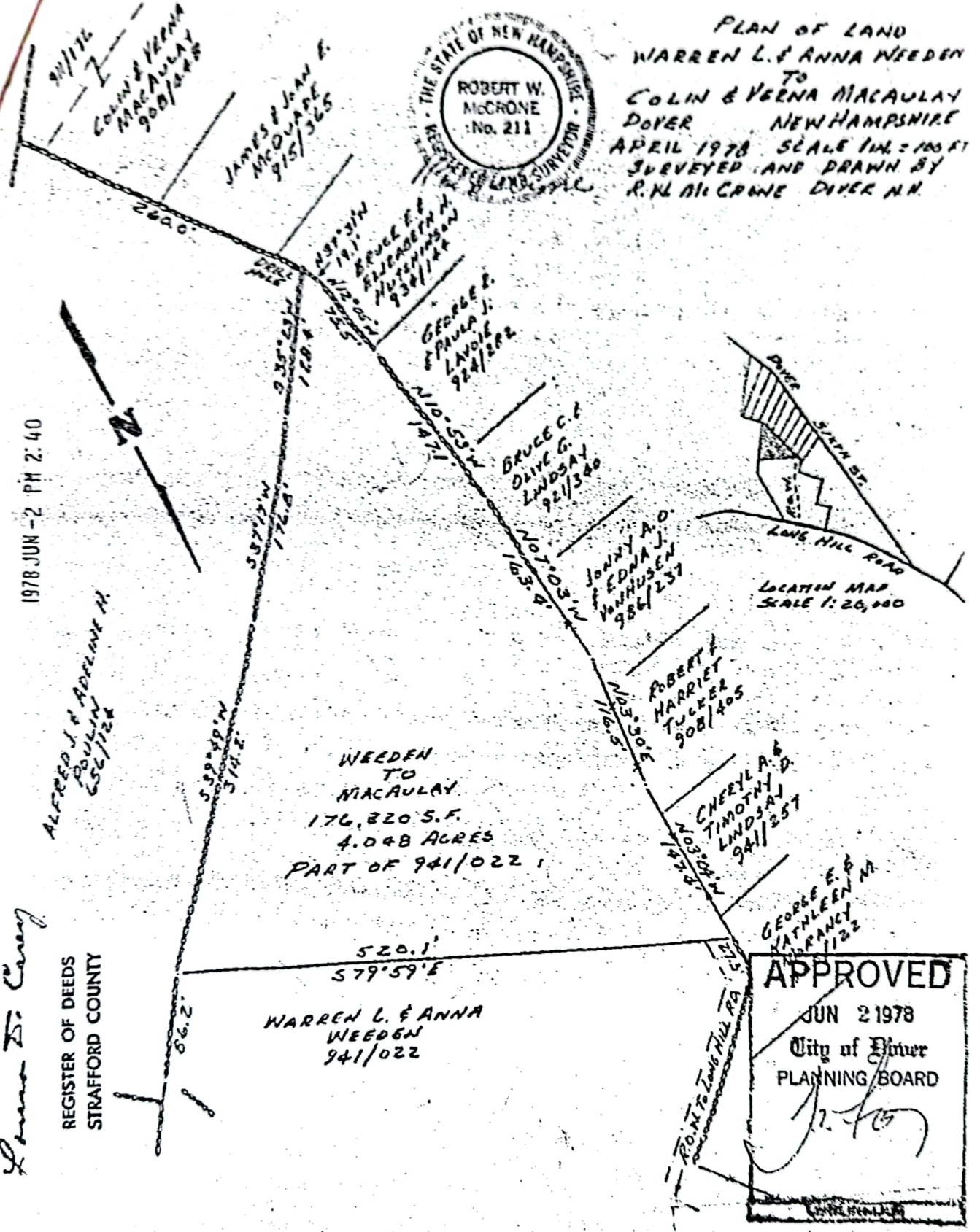
The foregoing instrument was acknowledged before me this 8th day of May, 19 87 by Stephen F. Ellis of Wedgewood Builders Corp. a New Hampshire corporation, on behalf of the corporation.

Cynthia A. Pacic
JUSTICE OF THE PEACE
NOTARY PUBLIC

COOPER, HALL & WALKER, ATTORNEYS

REGISTER OF DEEDS
STRAFFORD COUNTY

Number 057 Sheet 1 This image for TOCKY at Ret10 at Strafford County on 09/03/13



17C - 57

03/12/09 4:03:49 PM

RESIDENTIAL ASSESSMENT — DOVER, NEW HAMPSHIRE — EFFECTIVE DATE OF VALUE: 08 ARCHIVE FILE

306 LONG HILL RD | MAP/LOT: A0128-000000 A-3 | ZONING: R-40 | LIVING UNITS: 1 | CLASS: R - 101 | CARD # 1 OF 1

CURRENT OWNER/ADDRESS

BRIGANDI DANIEL &
BRIGANDI ALYSSA M

306 LONG HILL RD
DOVER NH 03820

DEED BOOK: 3593
DEED PAGE: 190
DEED DATE: 20071116

LAND DATA:

TYPE	SIZE	INFLUENCE FACTORS	%	LAND VALUE
PRIMARY	1.000	ACCESS	-10	67,500
RESIDUAL	3.000			21,500
TOT. ACRE	4.000	TOTAL LAND VALUE:		89,000

NBHD ID: 102.00

- ASSESSMENT INFORMATION -

	PRIOR	CURRENT
LAND	89,000	89,000
BUILDING	180,800	187,200
TOTAL	269,800	276,200

- PROPERTY VISIT HISTORY -

20080722	TC	ENTRY GAINED
20080623	TC	NOT AT HOME
20010530	RC	ENTRY GAINED APP. REVIEW

Sale info not verified by assessor's office

SALES DATA:

Date	Type	Price	Valid
20071115	LAND + BLDG	312,500	0
19911017	LAND + BLDG	80,000	
19910412			

PERMIT DATA:

Date	#	Amount	Purpose
19920522	4085	10,000	ADDITION

ADDITION DATA:

	Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A		Opn Frm Prch			189	7200
B		Frm Utlt Bld			40	600
C						00
D						00
E						00
F						00
G						00
H					0	00

DWELLING DATA:

Style:	COLONIAL
Story Ht.	2.00
Attic:	NONE
Walls:	ALUM/VINYL
Bedrooms:	4
Total Rooms:	7
Full Baths:	2
Half Baths:	1
Add'l Fixtures:	
Total Fixtures:	10
Basement:	FULL
Fin Bsmt. Living Area:	
Basement Rec Room Area:	
Heating System: OIL	STEAM/HOT WA
Heating Type: BASIC	
FIREPLACE WB: /	Mtl: 1 /
Basement Garage (# cars)	
Ground Flr Area:	936
Total Living Area:	1872
Quality Grade:	C+
Condition:	GOOD
Marketability:	GD
Year Built:	1980
Eff. Year Built:	
Unfinished Area:	
Unheated Area:	

COST APPROACH COMPUTATIONS

Base Price	161,530
Plumbing	6,500
Additions	7,800
Unfin. Area	
Basement	
Attic	
Heat/AC Adj.	
FBLA	
Rec Rm	
Fireplace	1,630
Bsmt. Gar.	
SUBTOTAL	177,460
Grade Factor	1.08
C & D factor	
TOTAL RCN	191,660
% Good	0.89
Market Adj.	
Nbhd/Style Adj.	
TOTAL RCNLD	$170,600

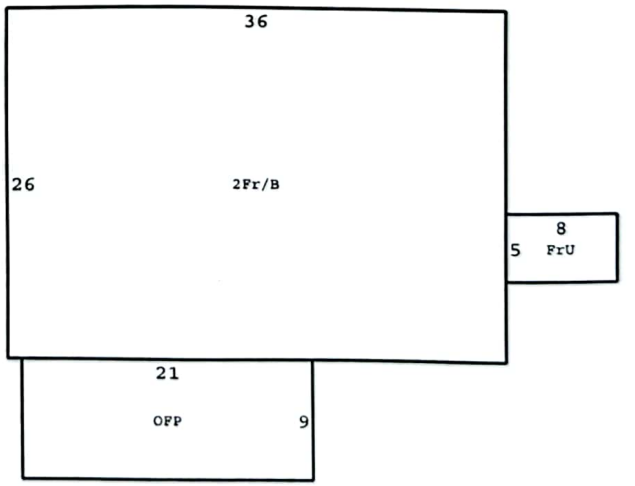
OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value
AB3	1	1992	24	32	C	A		$15,630
AL1	1	2007	8	14	C	A		$940

OUTBUILDING TOTAL: $16,600

VALUE FLAG:5

NOTES:
LONG DIRT SHARED STEEP DRIVE
RADIO TOWER



COMMERCIAL/INDUSTRIAL PROPERTY RECORD CARD / DOVER, NEW HAMPSHIRE / EFFECTIVE DATE OF VALUE: 08 ARCHIVE FILE

LONG HILL RD | Parcel ID: A0128-001000 | SHEET # A00 | Number of Units: | Class: U - 432 | Zoning: R-40 | Card # 1 of 1

CURRENT OWNER/ADDRESS

RCC ATLANTIC INC DBA UNICEL
ATTN TAX DEPT

3905 DAKOTA ST SW
ALEXANDRIA MN 56308

DEED BOOK: 0
DEED PAGE: 0
DEED DATE:
LAST UPDATE: 20070829

SALES DATA:

DATE	TYPE	PRICE	CODE

LAND DATA:

TYPE	SIZE	LAND INFLUENCE(S)	FACTOR	LAND VALUE

TOTAL ACREAGE: TOTAL LAND VALUE: 60,000

Neighborhood ID: 400.00

ASSESSMENT INFORMATION:

	PRIOR	CURRENT
LAND	60,000	60,000
BUILDING	108,100	108,100
TOTAL	168,100	168,100

- DATA COLLECTION INFORMATION -

19990817 WC VAC/OB&Y
VAC/OB&Y
20060816 TC EST-SEE NOTE

OTHER FEATURES/ATTATCHED IMPROVEMENTS

STUC/CODE	MEASUREMENTS	IDENT.UNITS

SKETCH DATA: AREA AREA

*
A
B
C
H
D
E
F
G
I

COST APPROACH DETAIL: | STRUCTURE TYPE:

LEVELS	USE	PERIMETER	HEATING	A/C	W/H	AREA	SF RATE	RCN	% GOOD	RCNLD
TO										
TO										
TO										
TO										
TO										
TO										
TO										
TO										

BUILDING #
YEAR BUILT
UNITS
QUALITY GRADE
IDENT UNITS
EFFICIENCIES
1-BEDROOMS
2-BEDROOMS
3-BEDROOMS

TOTAL UNADJ.RCNLD
AVE % GOOD
GRADE FACTOR
IDENT UNITS
FUNC/ECON FACTOR
RCNLD

OUTBUILDING/YARD ITEM DETAIL:

DESCRIPTION	WIDTH	LENGTH OR SIZE	QUAN.	YEAR BUILT	PHYS. COND.	FUNC. UTIL.	VALUE
TT2	1	160	1	1995	NORMAL	NORMAL	100,220
AP1	1	1250	1	1999	NORMAL	NORMAL	3,370
RS3	10	36	1	1988	GOOD	GOOD	4,520

OTHER IMPROV

TOTAL OBY/YARD VALUE: 108,110

PERMIT DATA:

DATE	#	PRICE	PURPOSE
20060125	06-13	6,000	ADD ANTENNA

NOTES: COST VALUE
TOWER, BLDG AND FENCE
LONG HILL ACCESS=NEAR SIXTH ST
COMM NOTE:

INCOME APPROACH SUMMARY:

TOTAL RENTABLE SQUARE FEET:
MARKET RENT/SQUARE FOOT:
POTENTIAL GROSS INCOME:
TOTAL EXPENSES (INCL. MNGMNT.):
TOTAL NET OPERATING INCOME:
OVERALL RATE:
INCOME INDICATED VALUE:

653 Docket 454 This image for TOCKY at Ret10 at Strafford County on 09/03/13

BK-1013 PGE-653

Know All Men By These Presents

THAT WARREN L. WEEDEN and ANNA M. WEEDEN, of Sixth Street, Dover, Strafford County, State of New Hampshire

for consideration paid, grant to COLIN MACAULAY and VERNA MACAULAY, of Upper Sixth Street, Dover, Strafford County, State of New Hampshire

as joint tenants with rights of survivorship, and not as tenants in common, with warranty covenants -

A certain tract or parcel of land situate off the southerly sideline of Long Hill Road, so-called, in Dover, Strafford County, New Hampshire, more particularly described as follows:

Beginning at an iron pipe at the end of a stone wall on the easterly sideline of land of George E. and Kathleen M. Morancy, the same being the southwesterly corner of other land of Warren L. and Anna Weeden; thence running N 79°59' W along the southerly sideline of said Weeden land for a distance of 520.1', more or less, to an iron pipe in the wall at land of Alfred J. and Adeline H. Poulin; thence turning and running S 39°49' W along the wall for a distance of 314.2', more or less, to a point; thence continuing along the wall S 37°17' W for a distance of 176.8', more or less, to a point; thence continuing S 35°23' W along the wall for a distance of 128.4', more or less, to an intersecting wall; thence turning and running along a stone wall and wire fence on the following courses and distances:* N 12°05' W for a distance of 75.5', N 10°53' W for a distance of 147.1', N 07°03' W for a distance of 163.4', N 03°30' E for a distance of 116.5', and N 3°04' W for a distance of 147.4', to the point of beginning.
*N 37°13' W for a distance of 19.1'
Together with a right of way to and from the above described property extending from the premises to Long Hill Road, so-called, to be located by the grantors.

Meaning and intending to convey a portion of the property conveyed to Warren L. Weeden and Anna M. Weeden by Deed of Edmond J. Poulin and Helen M. Poulin dated February 8, 1974, recorded in Book 941, Page 22, Strafford County Registry of Deeds.

1978 APR 26 PM 12:05

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
APR 78
P.B. 10666
25.00

Warren L. Weeden and Anna Weeden
(husband) and (wife), said grantor(s), release to said grantee(s) all rights of homestead and other interests therein.

WITNESS our hand(s) and seal(s) this 25TH day of April 1978

Witness:
Donald F. Whittemore
To Both

Warren L. Weeden
Warren L. Weeden

Anna M. Weeden
Anna M. Weeden

STATE OF NEW HAMPSHIRE 25TH COUNTY OF STRAFFORD

190 Docket 21715 This image for TOCKY at Ret10 at Strafford County on 09/03/13

Doc # 0021715 Nov 16, 2007 10:55 AM
Book 3593 Page 0190 Page 1 of 2
Register of Deeds, Strafford County

WARRANTY DEED

We, Thomas R. Ferland and Heidi Ferland f/k/a Heidi Verville of 306 Long Hill Road, Dover, New Hampshire 03820, for consideration paid, and in full consideration of THREE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND 00/100 Dollars (U.S. $312,500.00) grant to Daniel Brigandi and Alyssa M. Brigandi, joint tenants with rights of survivorship, of 1 Lowell Avenue, Dover, New Hampshire 03820 with *warranty covenants* the following property in Strafford County, Massachusetts.

a certain tract or parcel of land situate off the southerly sideline of Long Hill Road, so-called, in Dover, Strafford County, New Hampshire, bounded and described as follows:

Beginning at an iron pipe at the end of a stone wall on the easterly sideline of land now or formerly of George E. and Kathleen M. Morancy, the same being the southwesterly corner of land now or formerly of Warren L. and Anna Weeden; thence running

N 79* 59' W along the southerly sideline of said Anna Weeden a distance of 520.1 feet to an iron pipe in the wall at land now or formerly of Alfred J. and Adeline H. Poulin; thence turning and running

S 39* 49' W along the wall a distance of 314.2 feet to a point; thence continuing along the wall

S 37* 17' W a distance of 176.8 feet to a point; thence continuing

S 35* 23' W along the wall a distance of 128.4 feet to an intersecting wall; thence turning and running along a stone wall and wire fence on the following courses and distances:

N37* 13' W a distance of 19.1 feet;

N12* 05' W a distance of 75.5 feet;

N10* 53' W a distance of 147.1 feet;

N07* 03'W a distance of 163.4 feet;

N03* 30' E a distance of 116.5 feet; and

N03* 04'W a distance of 147.4 feet to the point of beginning.

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION — REAL ESTATE TRANSFER TAX
****4 Thousand 6 Hundred 88 Dollars
DATE 11/16/2007 ST811233 AMOUNT $ ****4688.00
VOID IF ALTERED

Being Lot "Weeded to MacAulay" containing 176,220 S.F., 4.048 Acres as shown on a Plan entitled "Plan of Land of Warren L & Anna Weeden to Colin & Verna MacAulay" dated April 1978 recorded as Plan number 17C-57.

Together with a right of way to and from the above described property extending from the premises to Long Hill Road, so-called.

The premises are conveyed subject to the terms and conditions of the following:

1. Option to Acquire Easement recorded in the Strafford County Registry of Deeds in Book 1346, Page 432;
2. Easement recorded in said Deeds in Book 1365, Page 706;
3. Easement recorded in said Deeds in Book 1382, Page 357;
4. Easement recorded in said Deeds in Book 1388, Page 128.

Being the same premises conveyed to the herein named grantor(s) by deed recorded with Strafford County Registry of Deeds in Book 1578, Page0449.

Witness my/our hand(s) and seal(s) this 15th day of November, 2007.

Thomas R. Ferland

Heidi Ferland f/k/a Heidi Verville

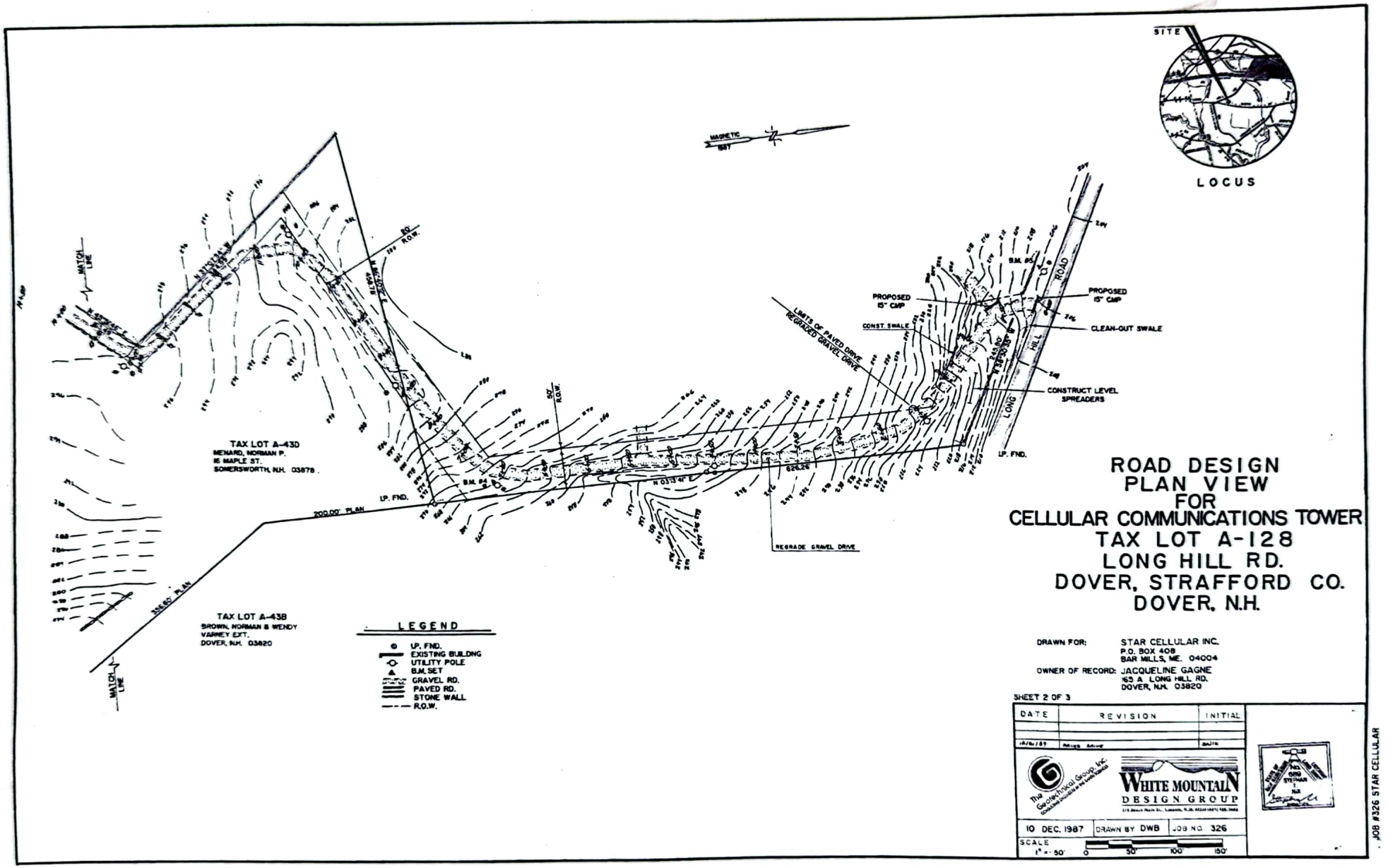
STATE OF NEW HAMPSHIRE

Strafford, ss.

On this 15th day of November, 2007, before me, the undersigned notary public, personally appeared Thomas R. Ferland and Heidi Ferland f/k/a Heidi Verville, proved to me through satisfactory evidence of identification, which was/were [x] Mass. driver's license(s) or [ ] _____, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Notary Public: Genevieve Mackenzie
My Commission Expires: Justice of the Peace
My Commission Expires November 2, 2010

PROPERTY ADDRESS: 306 Long Hill Road Dover, New Hampshire 03820



ROAD DESIGN PLAN VIEW FOR CELLULAR COMMUNICATIONS TOWER TAX LOT A-128 LONG HILL RD. DOVER, STRAFFORD CO. DOVER, N.H.

DRAWN FOR: STAR CELLULAR INC.
P.O. BOX 408
BAR MILLS, ME. 04004

OWNER OF RECORD: JACQUELINE GAGNE
163 A LONG HILL RD.
DOVER, N.H. 03820

SHEET 2 OF 3

DATE	REVISION	INITIAL
12/16/87	Added Septic	BWTR

The Geotechnical Group, Inc.

WHITE MOUNTAIN DESIGN GROUP

10 DEC. 1987 | DRAWN BY DWB | JOB NO. 326

SCALE 1" = 50' (0, 50', 100', 150')

JOB #326 STAR CELLULAR

THIS SHEET RECORDED
SCR DRAWER 33A NUMBER 132

County on 09/03/13

COLIN & VERNA

706 Docket 1050 This image for TOCKY at Ret10 at Strafford County on 09/03/13

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, the owner of the legal and equitable title to the following described real estate, for and in consideration of the sum of $22,000 (TWENTY TWO THOUSAND DOLLARS), cash in hand paid by SACO RIVER CELLULAR, and other good and valuable considerations, receipt of which are hereby acknowledged, does hereby grant and convey unto the said SACO RIVER CELLULAR, a perpetual easement through, over, under and across the following described property to-wit: PROPERTY ON LONG HILL ROAD, DOVER N.H. LISTED ON BOOK 1244 PAGE 0630 IN STRAFFORD COUNTY REGISTRY OF DEEDS AND FURTHER SHOWN IN CITY OF DOVER TAX MAP A LOT 128.

for the purpose of permitting the said SACO RIVER CELLULAR to do the following:

A. To erect, construct, operate and maintain a radio tower to be used for radio connumication purposes together with: all necessary supports and guywires (to run from the tower an appropriate distance to the ground); a power plant (including a power line, battery plant and standby generators, if necessary); transmitting receiving and associated electronic equipment; antennas and associated electronic equipment; and a building to house all such equipment; and THE SELF SUPPORTING TOWER SHALL NOT EXCEED 200 FEET ABOVE GROUND LEVEL; AND

B. To run power and public telephone lines either overhead or underground to service said facilities; and

C. The right to enter upon said premises for the purpose of erecting such structures and supports, repairing and removing same, including the right to bring heavy equipment and other necessary equipment on to the premises.

It is further understood and agreed that the tower with associated equipment and land to maintain and use the facilities will require a total area of 50 feet by 75 feet. In addition, the base of the guywires, if needed, shall each require and

88 JAN 21 PM 2:33 REGISTER OF DEEDS STRAFFORD COUNTY
001050
BK1365PG0706

It is further understood and agreed that no trees or structures will be placed, or activities will be conducted, in the near vicinity of said tower and associated equipment which may foreseeably interfere with the use of the tower or associated equipment or interface with the use of the tower or associated equipment or interfere with the radio transmissions for which the tower or associated equipment will be used.

It is further understood and agreed that the following additional provisions will apply: SACO RIVER CELLULAR TELEPHONE COMPANY WILL BE RESPONSIBLE FOR ALL TAX AND INSURANCE LIABILITIES INCURRED BY THE PLACEMENT OF THE TOWER AND WILL ASSUME THE COSTS OF ACCESS ROAD CONSTRUCTION AND MAINTENANCE AND WILL SCREEN THE ACCESS ROAD IN A SUITABLE AND REASONABLE MANNER FROM THE MAIN HOUSE SACO RIVER WILL PAY ALL PERMIT FEES. FILL WILL BE DISTRIBUTED.

TO HAVE AND TO HOLD such easement and right-of-way unto the said SACO RIVER CELLULAR, its successors and assigns, forever.

DATED THIS 21 day of ~~October~~ January, 1988.

GRANTORS:

Jacquelin M. Gagne

Jacquelin M. Gagne

1365/707

STATE OF ~~MAINE~~ NEW HAMPSHIRE)
) SS
COUNTY OF STRAFFORD)

Before me, the undersigned, a Notary Public in and for said County and State on this 21 day of ~~Oct.~~ January, 1988, personally appeared Jacqueline M Gagne to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires:
My Commission Expires January 8, 1992

NOTARY PUBLIC

BK 1365 PG 0707

REGISTER OF DEEDS
STRAFFORD

Docket 6938 This image for TOCKY at Ret10 at Strafford County on 09/03/13

88 MAY -4 PM 12:20
REGISTER OF DEEDS
STRAFFORD COUNTY

006938

BK1382PG0357

EASEMENT AGREEMENT

This Easement Agreement, made this 17TH day of MARCH, 1988 by and among Jacqueline M. Gagne ("Grantor"), Saco River Cellular Telephone Company, a GENERAL partnership ("Saco River") Strafford Cellular, Inc., a New Hampshire corporation ("Strafford") and Farmington National and Savings Bank, a New Hampshire Corporation ("Mortgagee").

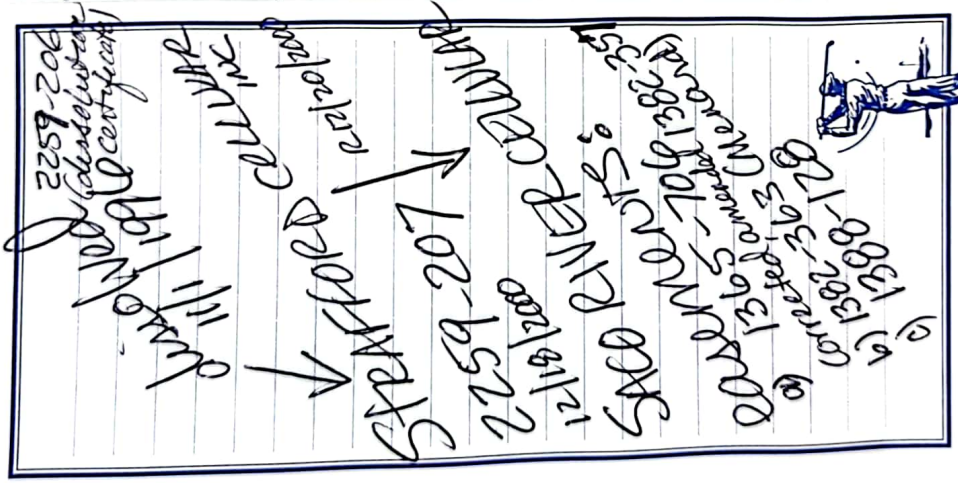
WHEREAS, Grantor granted to Saco River an easement dated January 21, 1988 and recorded in Book 1365, Page 706 in the Strafford County Registry of Deeds (the "Prior Easement");

WHEREAS, Saco River and Strafford are affiliated companies;

WHEREAS, the granting of the Prior Easement to Saco River was an error in that the Prior Easement should have been granted to Strafford;

WHEREAS, Saco River desires to release the easement granted to it in the Prior Easement upon the condition that Grantor grant to Strafford the easement described herein;

WHEREAS, it is in the interest of Grantor to more specifically and more fully describe the easement than is described in



For the good of the game®
USGA

58 Docket 6938 This image for TOCKY at Ret10 at Strafford County on 09/03/13

2. Grantor does hereby grant and convey, with WARRANTY COVENANTS, to Strafford, a perpetual easement through, over, under and across the following described property (the "Property"):

A certain tract or parcel of land situate off the southerly sideline of Long Hill Road, so-called, in Dover, Strafford County, New Hampshire, more particularly described as follows:

Beginning at an iron pipe at the end of a stone wall on the easterly sideline of land now or formerly of George E. and Kathleen M. Morancy, the same being the southwesterly corner of land now or formerly of Warren L. and Anna Weeden; thence running N 79° 59′ W along the southerly sideline of said Weeden land for a distance of 520.1′, more or less, to an iron pipe in the wall at land now or formerly of Alfred J. and Adeline H. Poulin; thence turning and running S 39° 49′ W along the wall for a distance of 314.2′, more or less, to a point; thence continuing along the wall S 37° 17′ W for a distance of 176.8′, more or less, to a point; thence continuing S 35° 23′ W along the wall for a distance of 128.4′, more or less, to an intersecting wall; thence turning and running along a stone wall and wire fence on the following courses and distances: N 37° 13′ W for a distance of 19.1′, N 12° 05′ W for a distance of 75.5′, N 10° 53′ W for a distance of 147.1′, N 07° 03′ W for a distance of 163.4′, N 03° 30′ E for a distance of 116.5′, and N 3° 04′ W for a distance of 147.4′ to the point of beginning.

Meaning and intending to describe the same premises conveyed to Grantor by Warranty Deed of Colin Macaulay and Verna Macaulay dated July 23, 1986 and recorded in Book 1244, Page 630 in the Strafford County Registry of Deeds and as shown on a site plan entitled "Site Plan for Cellular Communications Tower, Tax Lot A-128, Long Hill Road, Dover, Strafford County, Dover, New Hampshire" and recorded as Plan No. 33A-100 in said Registry (the "Site Plan").

3. The easement granted by Grantor to Strafford in Paragraph 2 hereof (the "New Easement") shall be for the purposes of permitting Strafford to do the following:

(a) to erect, construct, operate and maintain a radio tower, the height of which shall not exceed two hundred (200) feet above

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45/5566/aa4/11-MAR-88 13:39:38

ground level, to be used for radio communication purposes, together with a power plant (including a power line, battery plant and stand-by generators, if necessary), transmitting receiving and associated electronic equipment, antennas and associated electronic equipment, and a building to house all such equipment, such tower and building to be located on the Property as shown on the Site Plan;

(b) to run power and public telephone lines either overhead or under ground to service said facilities; and

(c) to access and enter said premises for the purpose of erecting such structures and equipment, repairing and removing same, including the right to bring heavy equipment and other necessary equipment onto the premises across the existing gravel road and the gravel access road as shown on the Site Plan, and to construct said gravel access road.

4. Grantor agrees that no trees or structures will be placed, or activities will be conducted, within SEVENTY FIVE (75) feet from said tower and associated equipment which may foreseeably interfere with the use of the tower or associated equipment or interfere with the radio transmissions for which the tower and associated equipment will be used. In addition, Strafford shall be entitled to trim any trees, brush or other vegetation to such height as is necessary for the operation of its tower and associated equipment.

5. Saco agrees that it shall pay to Grantor a sum equal to the increase in real estate taxes assessed against the Property

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Docket 6938 This image for TOCKY at Ret10 at Strafford County on 09/03/13

due to the construction of the tower and building to house the equipment upon presentation to Strafford of tax bills from the Town of Dover reflecting such increase. Strafford shall not be liable for any increase in taxes due to a reassessment of the improvements owned by Grantor.

6. Strafford shall maintain liability insurance on its use of the New Easement in such amounts as it deems adequate. Such insurance policy shall name Grantor or any purchaser at foreclosure sale as an additional insured.

7. All improvements, including the gravel access road, as shown on the Site Plan, including any permit fees, shall be constructed at the sole cost and expense of Strafford. Strafford agrees to maintain such improvements at its sole cost and expense. Strafford agrees to plant trees as a visual buffer between the existing house and the gravel access road as shown on the Site Plan.

8. Any fill material removed by Strafford for the installation of the improvements shall be distributed on portions of the remaining premises of Grantor.

9. Mortgagee, the holder of a mortgage from Grantor dated March 10, 1987 and recorded in Book 1296, Page 233 in the Strafford County Registry of Deeds, hereby consents to the granting of, and subordinates the lien of said mortgage to, the New Easement.

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Docket 6938 This image for TOCKY at Ret10 at Strafford County on 09/03/13

IN WITNESS WHEREOF, the parties hereto have entered into this Easement Agreement on the day and year first written above.

Jacqueline M. Gagne ("Grantor")

SACO RIVER CELLULAR TELEPHONE COMPANY ("Saco River")

By: Russell, President
Its Duly Authorized: Managing General Partner

STRAFFORD CELLULAR, INC. ("Strafford")

By: Russell, President
Its Duly Authorized:

FARMINGTON NATIONAL AND SAVINGS BANK ("Mortgagee")

By: Jacqueline M. Plotts
Its Duly Authorized: Ass't Vice President

STATE OF NH
COUNTY OF Strafford

Before me, the undersigned, a notary public in and for said County and State on this 17 day of March, 1988, personally appeared Jacqueline M. Gagne who executed the foregoing Easement Agreement for purposes contained therein.

Notary Public
JEREMIAH W. CAHERRY, Justice of the Peace
My Commission Expires: My Commission Expires February 12, 1991

BK1382PG0361

45/5566/aa4/11-MAR-88 13:39:38

88 JUN -2 AM 10:50
REGISTER OF DEEDS
STRAFFORD COUNTY

008885

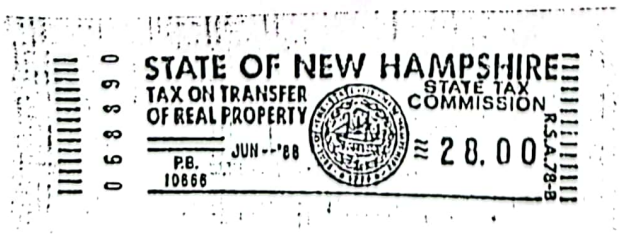
BK1388PG0128

SUPPLEMENTAL EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Jacqueline M. Gagne of Dover, New Hampshire, for consideration paid, grants to Strafford Cellular, Inc., a New Hampshire corporation with an address in care of Saco River Cellular Telephone Company, Main Street, P.O. Box 48, Bar Mills, Maine 04004, its successors and assigns, with WARRANTY COVENANTS, the following:

A permanent, non-exclusive right and easement, over property in Dover, Strafford County, NH, in common with the Grantor and others, their successors and assigns to pass and repass, by foot, vehicle or machine over a right-of-way extending from the Grantor's property, as described in the deed to the Grantor dated July 23, 1986 and recorded in Book 1244, Page 630 in the Strafford County Registry of Deeds ("the Grantor's Premises"), to Long Hill Road, as said right-of-way is shown on Plan No. 17B-140 in said Registry.

Said right-of-way is an appurtenant easement to the Grantor's Premises upon which the Grantor has granted easements to the Grantee in an Easement Agreement dated March 17, 1988 and recorded in Book 1382, Page 357 in said Registry (the "Easement Agreement"). This easement is supplemental to the easements granted in the Easement Agreement, shall run with the easements granted in the Easement Agreement and shall not be conveyed separately from the easements granted in the Easement Agreement.



DEED DATE 5/19/88
(p 2 NOT PRINTED)

03/12/09 3:58:30 PM

RESIDENTIAL ASSESSMENT — DOVER, NEW HAMPSHIRE — EFFECTIVE DATE OF VALUE: 08 ARCHIVE FILE

268 LONG HILL RD | MAP/LOT: A0051-005000 A-3 | ZONING: R-40 | LIVING UNITS: 1 | CLASS: R - 101 | CARD # 1 OF 2

CURRENT OWNER/ADDRESS

ARVENITIS PAUL E &
ARVENITIS LINDA K

268 LONGHILL RD
DOVER NH 03820

DEED BOOK: 1922
DEED PAGE: 723
DEED DATE: 19970428

LAND DATA:

TYPE	SIZE	INFLUENCE FACTORS	%	LAND VALUE
PRIMARY	1.000	ACCESS	-10	67,500
RESIDUAL	13.700	TOPOGRAPHY	-5	91,580
WASTE	1.000			500
TOT. ACRE	15.700	TOTAL LAND VALUE:		159,600

NBHD ID: 102.00

- ASSESSMENT INFORMATION -

	PRIOR	CURRENT
LAND	159,600	159,600
BUILDING	318,100	317,000
TOTAL	394,100	393,000

- PROPERTY VISIT HISTORY -

20010521	RC	ENTRY GAINED
19980812	RM	ENTRY & SIGN
19981203	RP	ENTRY GAINED APP. REVIEW

Sale info not verified by assessor's office

SALES DATA:

Date	Type	Price	Valid
19970428	LAND + BLDG		4
19951129	LAND ONLY	50,000	9
19950131	LAND ONLY		9

PERMIT DATA:

Date	#	Amount	Purpose
19960625	6004	120,000	NEW CONSTRU

ADDITION DATA:

	Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A		Wood Deck			728	12000
B		Opn Frm Prch			30	1300
C		Frame Garage	Attic Unfshd		646	20200
D		Opn Frm Prch			33	1300
E			Frm Overhang		20	1000
F						00
G						00
H					0	00

DWELLING DATA:

Style:	CONTEMPORARY
Story Ht.	2.00
Attic:	NONE
Walls:	FRAME
Bedrooms:	3
Total Rooms:	8
Full Baths:	2
Half Baths:	1
Add'l Fixtures:	
Total Fixtures:	10
Basement:	SLAB/CRAWL
Fin Bsmt. Living Area:	
Basement Rec Room Area:	
Heating System:	OIL STEAM/HOT WA
Heating Type:	BASIC
FIREPLACE WB:	1 / 1 Mtl: /
Basement Garage (# cars)	
Ground Flr Area:	1428
Total Living Area:	2876
Quality Grade:	B
Condition:	AVERAGE
Marketability:	AV
Year Built:	1997
Eff. Year Built:	
Unfinished Area:	
Unheated Area:	

COST APPROACH COMPUTATIONS

Base Price	216,410
Plumbing	6,500
Additions	35,800
Unfin. Area	
Basement	-10,820
Attic	
Heat/AC Adj.	
FBLA	
Rec Rm	
Fireplace	6,500
Bsmt. Gar.	
SUBTOTAL	254,390
Grade Factor	1.26
C & D factor	
TOTAL RCN	320,530
% Good	0.95
Market Adj.	
Nbhd/Style Adj.	
TOTAL RCNLD	$304,500

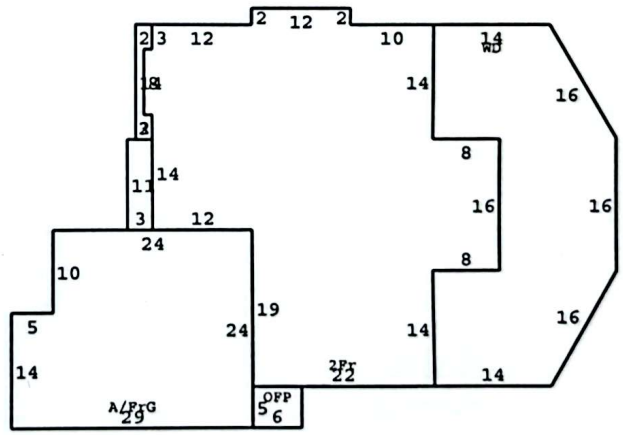
OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value
RS1	1	1997	8	14	C	A		$1,100
AB3	1	1930	38	40	C	A		$11,360

OUTBUILDING TOTAL: $12,500

VALUE FLAG:9

NOTES:
VERT T&G PINE SIDING
LONG DRIVE- PAVED



09 3:58:31 PM RESIDENTIAL ASSESSMENT DOVER, NEW HAMPSHIRE EFFECTIVE DATE OF VALUE: 08 ARCHIVE FILE

268 LONG HILL RD MAP/LOT: A0051-005000 A-3 ZONING: R-40 LIVING UNITS: 1 CLASS: R - 101 CARD # 2 OF 2

CURRENT OWNER/ADDRESS

ARVENITIS PAUL E &
ARVENITIS LINDA K

268 LONGHILL RD
DOVER NH 03820

DEED BOOK: 1922
DEED PAGE: 723
DEED DATE: 19970428

LAND DATA:

TYPE	SIZE	INFLUENCE FACTORS	%	LAND VALUE
TOT. ACRE	15.700	TOTAL LAND VALUE:		159,600

NBHD ID: 102.00

- ASSESSMENT INFORMATION -

	PRIOR	CURRENT
LAND	159,600	159,600
BUILDING	318,100	317,000
TOTAL	394,100	393,000

- PROPERTY VISIT HISTORY -

20010521	RC	ENTRY GAINED
19980812	RM	ENTRY & SIGN
19981203	RP	ENTRY GAINED APP. REVIEW

Sale info not verified by assessor's office

SALES DATA:

Date	Type	Price	Valid
19970428	LAND + BLDG		4
19951129	LAND ONLY	50,000	9
19950131	LAND ONLY		9

PERMIT DATA:

Date	#	Amount	Purpose
19960625	6004	120,000	NEW CONSTRU

ADDITION DATA:

	Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A						00
B						00
C						00
D						00
E						00
F						00
G						00
H					0	00

DWELLING DATA:
Style:
Story Ht.
Attic:
Walls: NONE
Bedrooms:
Total Rooms:
Full Baths:
Half Baths:
Add'l Fixtures:
Total Fixtures:
Basement:
Fin Bsmt. Living Area:
Basement Rec Room Area:
Heating System:
Heating Type:
FIREPLACE WB: / Mtl: /
Basement Garage (# cars)
Ground Flr Area:
Total Living Area:
Quality Grade:
Condition: EXCELLENT
Marketability:
Year Built:
Eff. Year Built:
Unfinished Area:
Unheated Area:

COST APPROACH COMPUTATIONS

Base Price
Plumbing
Additions
Unfin. Area
Basement
Attic
Heat/AC Adj.
FBLA
Rec Rm
Fireplace
Bsmt. Gar.
SUBTOTAL
Grade Factor
C & D factor
TOTAL RCN
% Good
Market Adj.
Nbhd/Style Adj.
TOTAL RCNLD

OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value

VALUE FLAG:9

NOTES:
VERT T&G PINE SIDING
LONG DRIVE- PAVED

OUTBUILDING TOTAL:

09 4:00:26 PM RESIDENTIAL ASSESSMENT DOVER, NEW HAMPSHIRE EFFECTIVE DATE OF VALUE: 08 ARCHIVE FILE

559 SIXTH ST MAP/LOT: A0055-000000 A-3 ZONING: R-40 LIVING UNITS: 1 CLASS: R - 101 CARD # 1 OF 1

CURRENT OWNER/ADDRESS

MORANCY KATHLEEN M
MORANCY GEORGE E

559 SIXTH STREET
DOVER NH 03820

DEED BOOK: 925
DEED PAGE: 122
DEED DATE:

LAND DATA:

TYPE	SIZE	INFLUENCE FACTORS	%	LAND VALUE
PRIMARY	0.934	TOPOGRAPHY	-5	70,540
TOT. ACRE	0.934	TOTAL LAND VALUE:		70,500

NBHD ID: 102.00

- ASSESSMENT INFORMATION -

	PRIOR	CURRENT
LAND	70,500	70,500
BUILDING	106,500	92,900
TOTAL	177,000	163,400

- PROPERTY VISIT HISTORY -

		ENTRY GAINED
20010601	RC	ENTRY GAINED
19990312	SM	ENTRY & SIGN
20010718	DL	APP. REVIEW

Sale info not verified by assessor's office CST

SALES DATA:

Date	Type	Price	Valid

PERMIT DATA:

Date	#	Amount	Purpose

ADDITION DATA:

	Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A		Wood Deck			136	2300
B						00
C						00
D						00
E						00
F						00
G						00
H					0	00

DWELLING DATA:

Style:	RANCH
Story Ht.	1.00
Attic:	NONE
Walls:	ALUM/VINYL
Bedrooms:	2
Total Rooms:	4
Full Baths:	1
Half Baths:	
Add'l Fixtures:	
Total Fixtures:	5
Basement:	FULL
Fin Bsmt. Living Area:	
Basement Rec Room Area:	310
Heating System:	OIL STEAM/HOT WA
Heating Type:	BASIC
FIREPLACE WB:	/ Mtl: 1 /
Basement Garage (# cars)	
Ground Flr Area:	864
Total Living Area:	864
Quality Grade:	C
Condition:	GOOD
Marketability:	AV
Year Built:	1971
Eff. Year Built:	1971
Unfinished Area:	
Unheated Area:	

COST APPROACH COMPUTATIONS

Base Price	103,450
Plumbing	
Additions	2,300
Unfin. Area	
Basement	
Attic	
Heat/AC Adj.	
FBLA	
Rec Rm	5,070
Fireplace	1,630
Bsmt. Gar.	
SUBTOTAL	112,450
Grade Factor	1.00
C & D factor	
TOTAL RCN	112,450
% Good	0.82
Market Adj.	
Nbhd/Style Adj.	
TOTAL RCNLD	$92,200

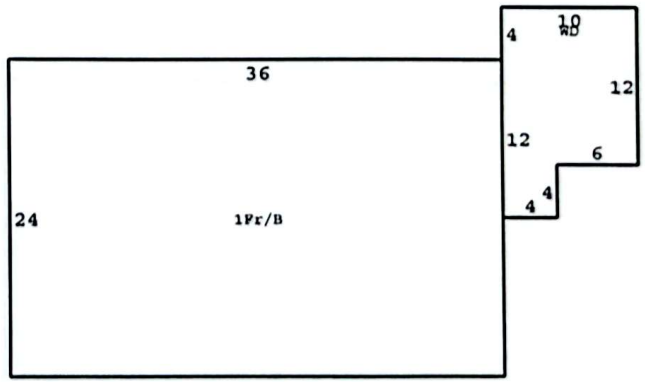
OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value
RS1	1	1992	8	12	C	A		$710

OUTBUILDING TOTAL: $700

VALUE FLAG:5

NOTES:
WOB



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RESIDENTIAL ASSESSMENT — DOVER, NEW HAMPSHIRE — EFFECTIVE DATE OF VALUE: 08 ARCHIVE FILE

565 SIXTH ST — MAP/LOT: A0056-000000 A-2 — ZONING: R-40 — LIVING UNITS: 1 — CLASS: R - 101 — CARD # 1 OF 1

CURRENT OWNER/ADDRESS

DROUIN JOANNE D
DROUIN LEON A

565 SIXTH STREET
DOVER NH 03820

DEED BOOK: 947
DEED PAGE: 51
DEED DATE:

LAND DATA:

TYPE	SIZE	INFLUENCE FACTORS	%	LAND VALUE
PRIMARY	0.840	TOPOGRAPHY	-7	68,070
TOT. ACRE	0.840	TOTAL LAND VALUE:		68,100

NBHD ID: 102.00

- ASSESSMENT INFORMATION -

	PRIOR	CURRENT
LAND	68,100	68,100
BUILDING	113,000	100,600
TOTAL	181,100	168,700

- PROPERTY VISIT HISTORY -

20010601	RC	ENTRY GAINED NOT AT HOME
19920312	SM	ENTRY & SIGN
20010718	DL	APP. REVIEW

Sale info not verified by assessor's office CST

SALES DATA:

Date	Type	Price	Valid

PERMIT DATA:

Date	#	Amount	Purpose

ADDITION DATA:

	Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A		Wood Deck			60	1000
B		Wood Deck			182	2900
C						00
D						00
E						00
F						00
G						00
H					0	00

DWELLING DATA:

Style:	RANCH
Story Ht.	1.00
Attic:	NONE
Walls:	FRAME
Bedrooms:	3
Total Rooms:	5
Full Baths:	1
Half Baths:	
Add'l Fixtures:	
Total Fixtures:	5
Basement:	FULL
Fin Bsmt. Living Area:	
Basement Rec Room Area:	100
Heating System:	OIL FORCED AIR
Heating Type:	BASIC
FIREPLACE WB: /	Mtl: /
Basement Garage (# cars)	1
Ground Flr Area:	1008
Total Living Area:	1008
Quality Grade:	C
Condition:	AVERAGE
Marketability:	AV
Year Built:	1971
Eff. Year Built:	1971
Unfinished Area:	
Unheated Area:	

COST APPROACH COMPUTATIONS

Base Price	114,270
Plumbing	
Additions	3,900
Unfin. Area	
Basement	
Attic	
Heat/AC Adj.	
FBLA	
Rec Rm	1,630
Fireplace	
Bsmt. Gar.	2,930
SUBTOTAL	122,730
Grade Factor	1.00
C & D factor	
TOTAL RCN	122,730
% Good	0.82
Market Adj.	
Nbhd/Style Adj.	
TOTAL RCNLD	$100,600

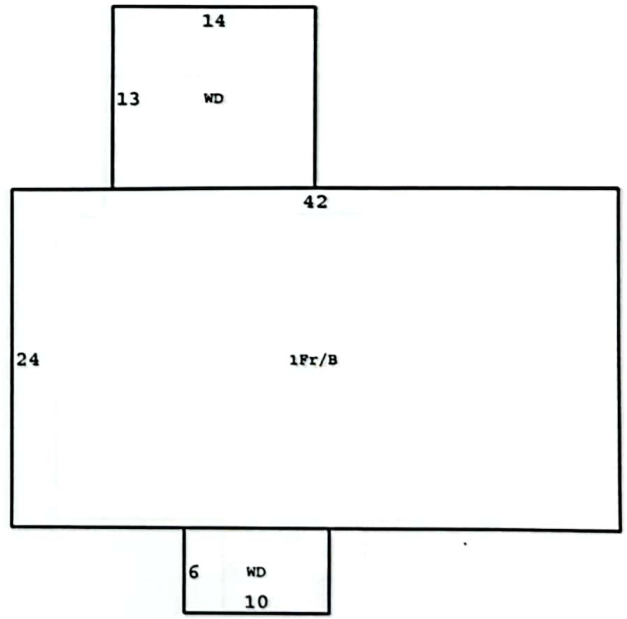
OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value

VALUE FLAG:5

NOTES:

OUTBUILDING TOTAL:



4:01:14 PM RESIDENTIAL ASSESSMENT DOVER, NEW HAMPSHIRE EFFECTIVE DATE OF VALUE: 08 ARCHIVE FILE

561 SIXTH ST MAP/LOT: A0065-000000 A-3 ZONING: R-40 LIVING UNITS: 1 CLASS: R - 101 CARD # 1 OF 1

CURRENT OWNER/ADDRESS

DUVAL MATTHEW D
DUVAL DINA A

561 SIXTH ST
DOVER NH 03820

DEED BOOK: 2354
DEED PAGE: 355
DEED DATE: 20010801

LAND DATA:

TYPE	SIZE	INFLUENCE FACTORS	%	LAND VALUE
PRIMARY	0.950	TOPOGRAPHY	-5	70,710
TOT. ACRE	0.950	TOTAL LAND VALUE:		70,700

NBHD ID: 102.00

- ASSESSMENT INFORMATION -

	PRIOR	CURRENT
LAND	70,700	70,700
BUILDING	134,000	122,700
TOTAL	204,700	193,400

- PROPERTY VISIT HISTORY -

		ENTRY GAINED
20010601	RC	NOT AT HOME
19980929	RM	NOT AT HOME
20010718	DL	APP. REVIEW

Sale info not verified by assessor's office CST

SALES DATA:

Date	Type	Price	Valid
20010801	LAND + BLDG	159,900	
20001005	LAND + BLDG		0
19980514	LAND + BLDG	83,000	0

PERMIT DATA:

Date	#	Amount	Purpose

ADDITION DATA:

	Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A		Wood Deck			384	6200
B		Wood Deck			84	1300
C						00
D						00
E						00
F						00
G						00
H					0	00

DWELLING DATA:

Style:	RANCH
Story Ht.	1.00
Attic:	NONE
Walls:	ALUM/VINYL
Bedrooms:	3
Total Rooms:	6
Full Baths:	1
Half Baths:	
Add'l Fixtures:	
Total Fixtures:	5
Basement:	FULL
Fin Bsmt. Living Area:	
Basement Rec Room Area:	400
Heating System:	OIL FORCED AIR
Heating Type:	BASIC
FIREPLACE WB: /	Mtl: /
Basement Garage (# cars)	1
Ground Flr Area:	1144
Total Living Area:	1144
Quality Grade:	C
Condition:	GOOD
Marketability:	GD
Year Built:	1973
Eff. Year Built:	1973
Unfinished Area:	
Unheated Area:	

COST APPROACH COMPUTATIONS

Base Price	124,490
Plumbing	
Additions	7,500
Unfin. Area	
Basement	
Attic	
Heat/AC Adj.	
FBLA	
Rec Rm	6,500
Fireplace	
Bsmt. Gar.	2,930
SUBTOTAL	141,420
Grade Factor	1.00
C & D factor	
TOTAL RCN	141,420
% Good	0.86
Market Adj.	
Nbhd/Style Adj.	
TOTAL RCNLD	$121,600

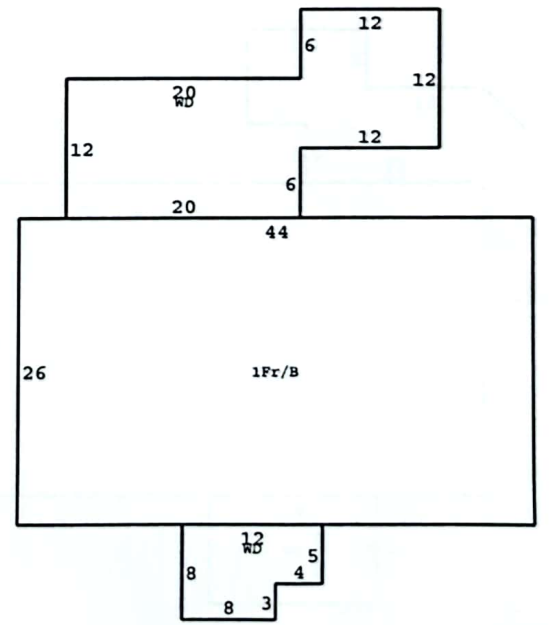
OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value
RS1	1	1992	12	12	C	A		$1,060

VALUE FLAG:5

NOTES:
STEEP DRIVEWAY

OUTBUILDING TOTAL: $1,100



01:33 PM RESIDENTIAL ASSESSMENT DOVER, NEW HAMPSHIRE EFFECTIVE DATE OF VALUE: 08 ARCHIVE FILE

563 SIXTH ST MAP/LOT: A0066-000000 A-2 ZONING: R-40 LIVING UNITS: 1 CLASS: R - 101 CARD # 1 OF 1

CURRENT OWNER/ADDRESS

ZABIELSKI RHONDA M &
ZABIELSKI MICHAEL P

563 SIXTH STREET
DOVER NH 03820-

DEED BOOK: 1895
DEED PAGE: 740
DEED DATE: 19961031

LAND DATA:

TYPE	SIZE	INFLUENCE FACTORS	%	LAND VALUE
PRIMARY	0.955	TOPOGRAPHY	-5	70,770
TOT. ACRE	0.955	TOTAL LAND VALUE:		70,800

NBHD ID: 102.00

- ASSESSMENT INFORMATION -

	PRIOR	CURRENT
LAND	70,800	70,800
BUILDING	121,300	111,200
TOTAL	192,100	182,000

- PROPERTY VISIT HISTORY -

20020625	RC	ENTRY GAINED
		ENTRY & SIGN
		ENTRY GAINED
20010718	DL	APP. REVIEW

Sale info not verified by assessor's office CST

SALES DATA:

Date	Type	Price	Valid
19961031	LAND + BLDG	73,300	0
19930201	LAND + BLDG		

PERMIT DATA:

Date	#	Amount	Purpose

ADDITION DATA:

	Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A		Wood Deck			126	2000
B		Wood Deck			297	4900
C						00
D						00
E						00
F						00
G						00
H					0	00

DWELLING DATA:

Style:	RANCH
Story Ht.	1.00
Attic:	NONE
Walls:	ALUM/VINYL
Bedrooms:	3
Total Rooms:	5
Full Baths:	1
Half Baths:	
Add'l Fixtures:	
Total Fixtures:	5
Basement:	FULL
Fin Bsmt. Living Area:	
Basement Rec Room Area:	40
Heating System:	ELECTRIC ELEC BASEBD
Heating Type:	BASIC
FIREPLACE WB: /	Mtl: /
Basement Garage (# cars)	1
Ground Flr Area:	1118
Total Living Area:	1118
Quality Grade:	C
Condition:	AVERAGE
Marketability:	AV
Year Built:	1973
Eff. Year Built:	1973
Unfinished Area:	
Unheated Area:	

COST APPROACH COMPUTATIONS

Base Price	122,540
Plumbing	
Additions	6,900
Unfin. Area	
Basement	
Attic	
Heat/AC Adj.	
FBLA	
Rec Rm	700
Fireplace	
Bsmt. Gar.	2,930
SUBTOTAL	133,070
Grade Factor	1.00
C & D factor	
TOTAL RCN	133,070
% Good	0.83
Market Adj.	
Nbhd/Style Adj.	
TOTAL RCNLD	$110,500

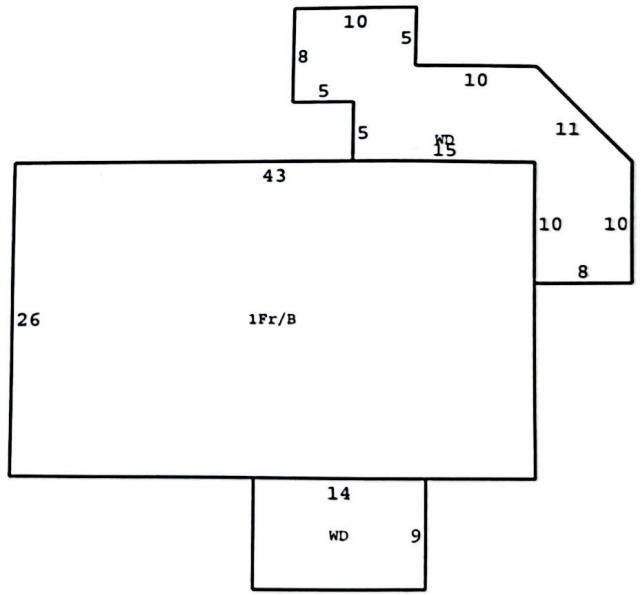
OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value
RS1	1	1992	8	12	C	A		$710

VALUE FLAG:5

NOTES:

OUTBUILDING TOTAL: $700



4:01:54 PM RESIDENTIAL ASSESSMENT DOVER, NEW HAMPSHIRE EFFECTIVE DATE OF VALUE: 08 ARCHIVE FILE

569 SIXTH ST MAP/LOT: A0067-000000 A-2 ZONING: R-40 LIVING UNITS: 1 CLASS: R - 101 CARD # 1 OF 1

CURRENT OWNER/ADDRESS

VANDINI NORMAN
VANDINI SHARON

569 SIXTH STREET
DOVER NH 03820

DEED BOOK: 1452
DEED PAGE: 214
DEED DATE:

LAND DATA:

TYPE	SIZE	INFLUENCE FACTORS	%	LAND VALUE
PRIMARY	0.747	TOPOGRAPHY	-5	68,530
TOT. ACRE	0.747	TOTAL LAND VALUE:		68,500

NBHD ID: 102.00

- ASSESSMENT INFORMATION -

	PRIOR	CURRENT
LAND	68,500	68,500
BUILDING	177,800	177,900
TOTAL	246,300	246,400

- PROPERTY VISIT HISTORY -

		ENTRY GAINED
20010601	RC	NOT AT HOME
19911104	LS	ENTRY GAINED
20010718	DL	APP. REVIEW

Sale info not verified by assessor's office

SALES DATA:

Date	Type	Price	Valid

PERMIT DATA:

Date	#	Amount	Purpose

ADDITION DATA:

	Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A		Opn Frm Prch			40	1600
B		Wood Deck			80	1300
C		Wood Deck			96	1600
D						00
E						00
F						00
G						00
H					0	00

DWELLING DATA:

Style:	SPL LEVEL
Story Ht.	1.00
Attic:	UNFIN
Walls:	FRAME
Bedrooms:	3
Total Rooms:	5
Full Baths:	2
Half Baths:	
Add'l Fixtures:	
Total Fixtures:	8
Basement:	FULL
Fin Bsmt. Living Area:	
Basement Rec Room Area:	590
Heating System:	OIL STEAM/HOT WA
Heating Type:	BASIC
FIREPLACE WB:	1 / 1 Mtl: 1 /
Basement Garage (# cars)	1
Ground Flr Area:	1400
Total Living Area:	1400
Quality Grade:	C+
Condition:	GOOD
Marketability:	VG
Year Built:	1971
Eff. Year Built:	1971
Unfinished Area:	
Unheated Area:	

COST APPROACH COMPUTATIONS

Base Price	143,730
Plumbing	3,900
Additions	4,500
Unfin. Area	
Basement	
Attic	11,800
Heat/AC Adj.	
FBLA	
Rec Rm	9,330
Fireplace	8,130
Bsmt. Gar.	2,930
SUBTOTAL	184,320
Grade Factor	1.08
C & D factor	
TOTAL RCN	199,070
% Good	0.89
Market Adj.	
Nbhd/Style Adj.	
TOTAL RCNLD	$177,200

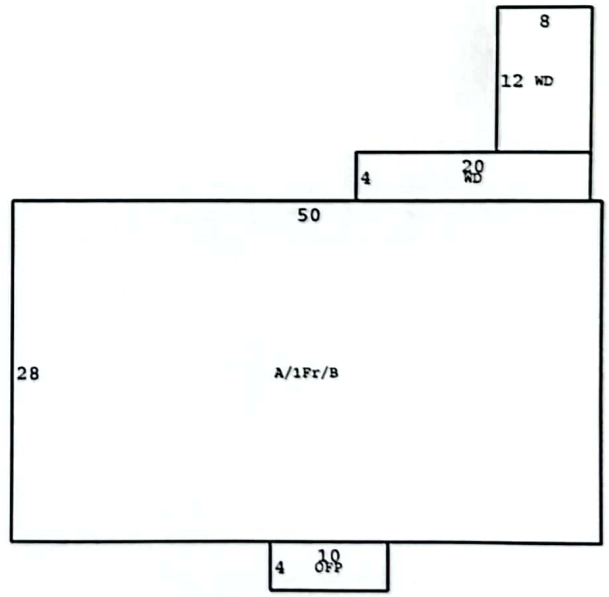
OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value
RS1	1	1992	1	96	C	A		$710

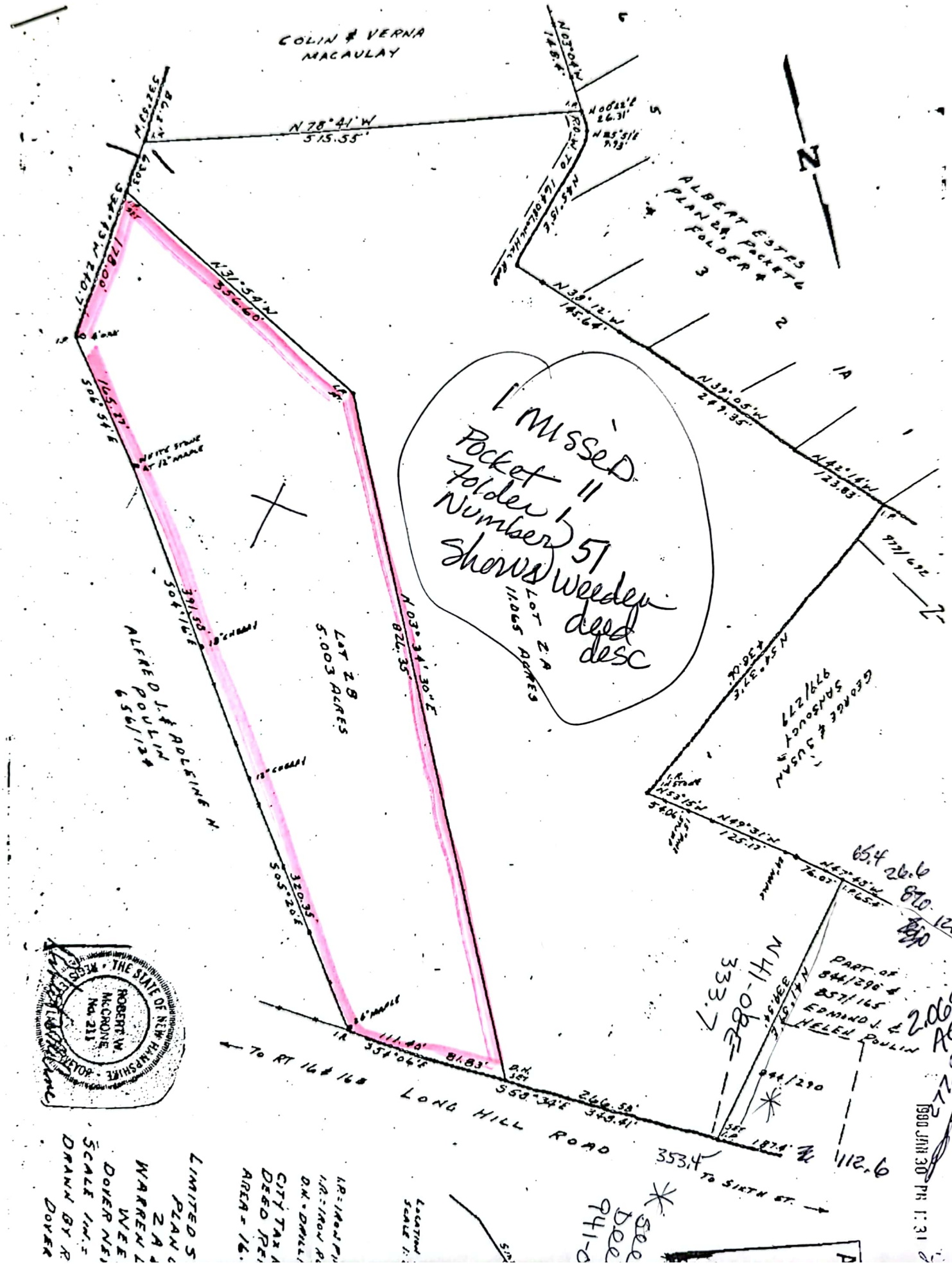
OUTBUILDING TOTAL: $700

VALUE FLAG:5

NOTES:
STEEP DRIVEWAY



Plan Drawer 017B Number 049 Sheet 1 This image for TOCKY at Ret10 at Strafford County on 09/03/13


COLIN & VERNA MACAULAY
N 78° 41' W 515.55'
N 31° 54' W 556.60'
N 03° 34' 30" E 822.35'
S 58° 34' E 343.41'
LOT 2 B 5.003 ACRES
LOT 2 A 11.065 ACRES
ALFRED J. & ADELINE N. POULIN 656/134
ALBERT ESTES PLAN 28, FOLDER 4
GEORGE & SUSAN SANDSOUCY 979/279
I missed Pocket 11 Folder 1 Number 57 shows weeden deed desc
LONG HILL ROAD
TO RT 16 & 16B
TO SIXTH ST.
THE STATE OF NEW HAMPSHIRE ROBERT W. McCRONE No. 211 LICENSED LAND SURVEYOR
1990 JAN 30 PM 1:31

ge 287 Docket 187 This image for TOCKY at Ret10 at Strafford County on 09/03/13

BK-1045 PGE-287

Know All Men By These Presents

THAT We, WARREN L. WEEDEN and ANNA M. WEEDEN, husband and wife, both of Upper Sixth Street, Dover, Strafford County, New Hampshire 03820

for consideration paid, grant to NORMAN W. BROWN and WENDY A. BROWN, husband and wife, both of Varney Road Extension, Dover, Strafford County, New Hampshire 03820

as joint tenants with rights of survivorship, and not as tenants in common, with warranty covenants -

1980 JAN 30 PM 1:29 Laura E. Carey

A certain parcel of land situated Southwesterly of Long Hill Road, Dover, Strafford County, New Hampshire, bounded and described as follows:

Beginning at said road at an iron pipe at land of Alfred and Adleine Poulin; thence N54°06'W by said road 111.40 feet, more or less, to a point; thence continuing N58°34'W by said road 81.83 feet, more or less, to a drill hole in a stone wall; thence S03°34'30"W, 826.35 feet, more or less, by other land of the said Weedens to an iron pipe at a corner; thence S31°54'E by said Weeden land 356.60 feet, more or less, to an iron pipe in a stone wall at land of Poulin; thence N34°43'E along a stone wall by Poulin land 178.00 feet, more or less, to an iron pipe at a corner; thence N06°54'W, 165.27 feet, more or less, to a white stone; thence N04°16'W, 391.58 feet, more or less, in part along a fence; thence N05°20'W, 320.35 feet, more or less, the last three courses being by land of said Poulin to the iron pipe at the point of beginning. Said lot contains 5.003 acres, more or less.

Meaning and intending to convey Lot 2B as shown on, "Limited Subdivision Plan of Lots 2A & 2B, Warren L. & Anna M. Weeden, Dover, New Hampshire," by Robert W. McCrone, RLS, dated November 1979, to be recorded. For title reference see deed of Edmond J. and Helen M. Poulin to the grantors herein, dated February 8, 1974, recorded Strafford County Records Book 941, Page 22.

Grantors reserve the right to bulldoze and dump gravel, stumps and other materials accumulated in building a road on the adjoining lot owned by the grantors into the ravine located on the Westerly side of the grantees lot for a period of five years from the date of this deed without liability therefor.

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
JAN - '80
$ 56.25
P.B. 10666
R.S.A. 78-B
0 3 0 3 2

(husband) (wife), said grantor(s), release to said grantee(s) all rights of homestead and other interests therein.

WITNESS our hand(s) and seal(s) this 29th day of January 1980

Witness:

Warren L. Weeden

302 LONG HILL RD MAP/LOT: A0043-B00000 A-2 ZONING: R-40 LIVING UNITS: 1 CLASS: R - 101 CARD # 1 OF 1

CURRENT OWNER/ADDRESS

BROWN WENDY
BROWN NORMAN W

302 LONGHILL ROAD
DOVER NH 03820

DEED BOOK: 1045
DEED PAGE: 287
DEED DATE:

LAND DATA:

TYPE	SIZE	INFLUENCE FACTORS	%	LAND VALUE
PRIMARY	1.000	ACCESS	-5	71,250
RESIDUAL	4.000			28,500
TOT. ACRE	5.000	TOTAL LAND VALUE:		99,800

NBHD ID: 102.00

- ASSESSMENT INFORMATION -

	PRIOR	CURRENT
LAND	99,800	99,800
BUILDING	165,200	166,400
TOTAL	265,000	266,200

- PROPERTY VISIT HISTORY -

.		ENTRY GAINED
20010522	RC	EST-SEE NOTE
19990930	RM	ENTRY GAINED
20010711	DL	APP. REVIEW

Sale info not verified by assessor's office

SALES DATA:

Date	Type	Price	Valid

PERMIT DATA:

Date	#	Amount	Purpose

ADDITION DATA:

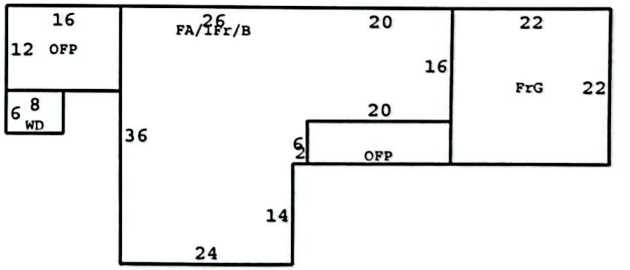
	Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A		Opn Frm Prch			192	7200
B		Frame Garage			484	14000
C		Opn Frm Prch			120	4600
D		Wood Deck			48	600
E						00
F						00
G						00
H					0	00

DWELLING DATA:

Style:	CAPE
Story Ht.	1.00
Attic:	FULL FIN./WH
Walls:	FRAME
Bedrooms:	1
Total Rooms:	6
Full Baths:	1
Half Baths:	
Add'l Fixtures:	
Total Fixtures:	5
Basement:	FULL
Fin Bsmt. Living Area:	
Basement Rec Room Area:	
Heating System:	OIL FORCED AIR
Heating Type:	BASIC
FIREPLACE WB:	1 / 1 Mtl: /
Basement Garage (# cars)	
Ground Flr Area:	1228
Total Living Area:	1903
Quality Grade:	B-
Condition:	AVERAGE
Marketability:	FR
Year Built:	1984
Eff. Year Built:	1984
Unfinished Area:	681
Unheated Area:	

COST APPROACH COMPUTATIONS

Base Price	130,800
Plumbing	
Additions	26,400
Unfin. Area	681
Basement	
Attic	26,430
Heat/AC Adj.	
FBLA	
Rec Rm	
Fireplace	6,500
Bsmt. Gar.	
SUBTOTAL	174,640
Grade Factor	1.17
C & D factor	
TOTAL RCN	204,330
% Good	0.81
Market Adj.	
Nbhd/Style Adj.	
TOTAL RCNLD	$165,500



OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value
AL1	1	2001	8	18	C	A		$910

VALUE FLAG:5

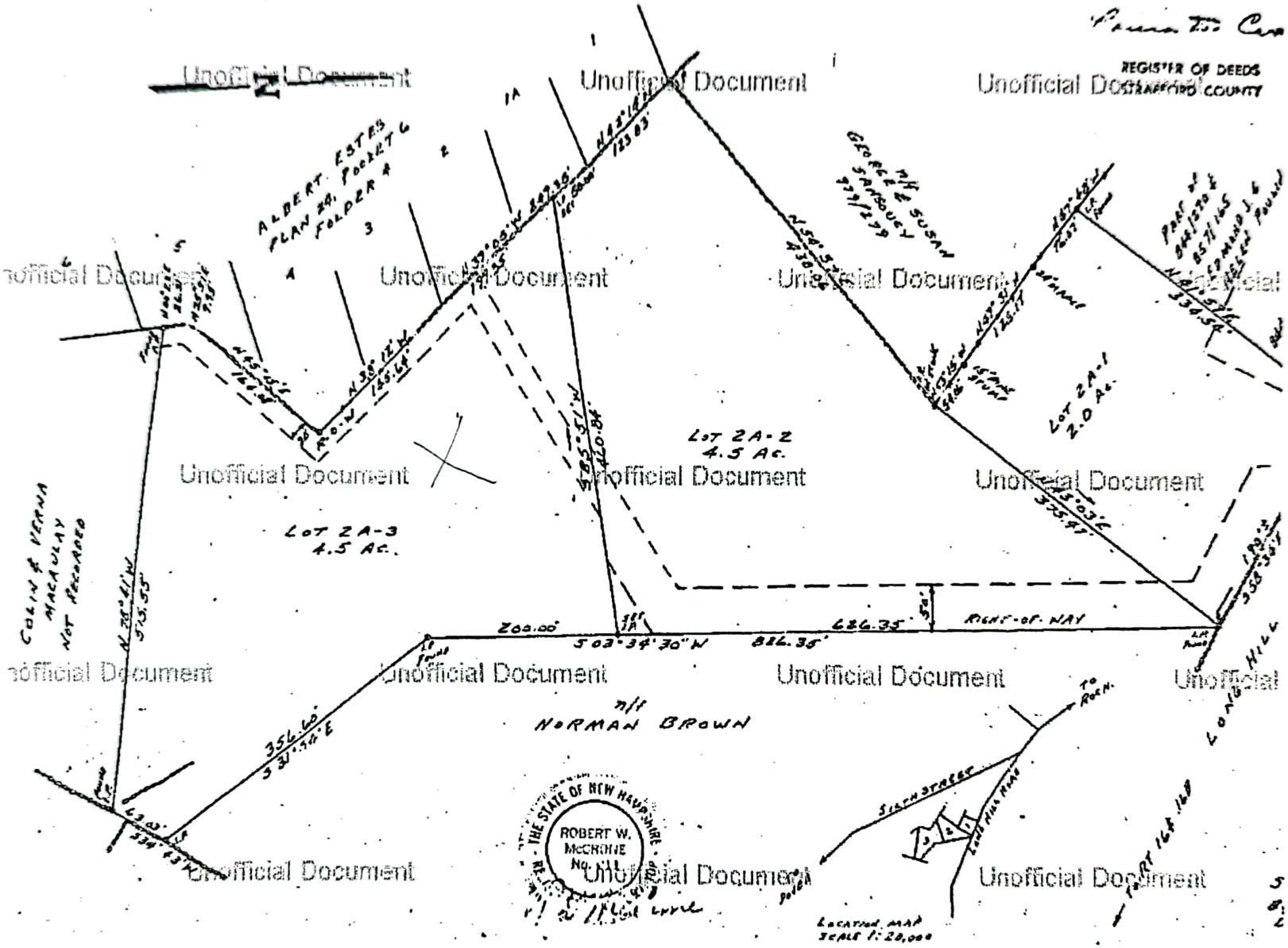
NOTES:
99 REINSPECT

OUTBUILDING TOTAL: $900

rard County on 09/03/13

Unofficial Document

REGISTER OF DEEDS
STRAFFORD COUNTY



AECOM

April XX, 2009

Mr. David White
City Engineer
Community Services Department
City Hall
288 Central Avenue
Dover, New Hampshire 03820

Subject: Design Memorandum – Potential Water Storage Tank for Proposed North End Pressure Zone

Dear Mr. White:

This letter presents the results of an evaluation performed by AECOM into the potential for locating a new water storage tank on a parcel of land between Long Hill Road and Sixth Street. This new water storage tank would be a part of the proposed North End Pressure Zone as described in the 2006 North End Water Pressure Study Report by Earth Tech, Inc. This letter provides the design memorandum recommending the size and material of construction of the proposed water storage tank. The evaluation included a review of potential interference of the proposed tank with an existing cellular telephone tower, potential drainage concerns from the tank site, and whether the deeded right of way includes the right to install utilities and pave the access road.

Property Description

The proposed water storage tank site is located on a parcel of land between Long Hill Road and Sixth Street, Dover, NH (Tax Map A-43D). The parcel is currently owned by Suzanne V. Melhorn and Brian L. Seaward. The subject property is one of four tracts sharing access rights and encumbrances relating to a single driveway entrance off of Long Hill Road.

We conducted a cursory deed research regarding this tract of land. The first of the four tracts to be divided from the parent tract was the one farthest from Long Hill Road. The right of way reserved for this lot was described as "a right of way to and from the above described property extending from the premises to Long Hill Road, so-called, to be located by the grantors" (SCRD 1013-653, 1978, SCRD Plan 17C-57).

In 1981, the then owners of the remaining land recorded a subdivision plan creating 3 parcels (lots) and locating an access right of way 50 feet wide from Long Hill Road to the proposed water storage tank site (Lot 2A-3, SCRD Plan 17B-140). A 20 feet right of way is shown on this plan through the proposed water storage tank site to the back parcel that now houses the cellular tower and a private residence. Original descriptions for the parcel fronting on Long Hill Road (Lot 2A-1, 1982, SCRD 1086-549) and for the second parcel in (Lot 2A-2, 1986, SCRD 1232-077) convey and reserve the 50 feet right of way for the common use of all 3 parcels on the plan, including the proposed water storage tank parcel. The right of way to the extreme back parcel is confirmed, with new language added ("a right of way of Colin Macaulay to haul wood from his backland").

When the cellular tower was proposed in 1987, a site plan and road profile were filed and approved by the Dover Planning Board (SCRD Plans 33A-100, 33A-132). Several easement deeds were conveyed by both

the owner of the cellular tower lot (SCRD 1365-706, 1382-357, 1388-128) and the owner of the proposed water storage tank parcel (SCRD 1382-363) for the construction and use of the access road approved by the Planning Board. We unable to find any confirmatory or new easements granted by the owners of the two parcels already subject to the 50 feet right of way from the original subdivision. A review of the Planning Board minutes regarding the cellular tower proposal did not record any discussion or abutter input on the proposal. The cellular tower company assumed responsibility for construction and maintenance of the roadway which was used by all parcel owners.

We were unable to find any record of an easement to Public Service (or to anyone else) for the utility pole line that runs along the roadway, either through Registry research or through inquiry to PSNH staff. We recommend that if the City decides to pursue purchase of the parcel, that a more intensive investigation into the requirements associated with the easement be conducted.

Cellular Tower Information

A cellular tower is located on the parcel identified as Tax Lot A-128. The tower site was developed by RCC Atlantic d/b/a Unicel (now a part of Verizon). We checked with representatives of Verizon and found that the tower is about 160 feet above the ground surface (approximately elevation 290 feet at the cellular tower base) and its cellular arrays extend down about 8 feet from the top of the tower putting the arrays about elevation 442. We explained the City's interest in developing a water tank on the neighboring parcel to representatives of Verizon and asked if they had any concerns. The proposed water storage tank, if located on parcel 43D, will only need to have a straight wall height of approximately 55 feet, with a top of dome height of about 370 feet which is much lower than the cellular arrays. Therefore the proposed tank should not cause any interference with the cellular tower signal.

Hydraulic Analysis

The 2006 North End Water Pressure Study Report identified the overflow elevation of the proposed storage tank as 350 feet. This new hydraulic gradeline would set the high pressure in the North End Pressure Zone at about 100 psi. The existing highest water service (El. 220 feet) currently served in this area would receive approximately 56 psi. If new customers located at higher elevations than El. 220 feet connected to the water system, these locations would receive less than 56 psi. It is anticipated that, the North End Pressure Zone would have a year 2020 maximum day demand of approximately 1.38 mgd. Therefore, the future needed equalization storage would be about 0.12 MG. The study also indicated that approximately 0.67 MG storage would be needed for emergency and fire storage.

The potential water storage tank site has a ground elevation of approximately 295 feet. The needed storage volumes for equalization, fire and emergency must be stored above certain elevations in order for this storage to be usable. These elevations must be set so as to provide the minimum required pressures to the North End Pressure Zone. In this instance, a 1.6 MG reservoir (diameter is greater than its height) style storage tank may be constructed. The proposed storage tank would have a diameter of 70 feet with a straight wall height of 55 feet. A reservoir style tank of this height may be constructed of concrete or steel.

The existing hydraulic model of the water distribution system was used to quantify the impact of the proposed water storage tank on the overall system hydraulics. The 12-inch diameter water main along Long Hill Road was extended to the water storage tank site. Two alternative 12-inch diameter loops were connected from the tank to Sixth Street. Loop A was installed from the tank directly across to Sixth Street (this would require an easement). Loop B was installed along Long Hill Road to Sixth Street to connect

with the existing 12-inch diameter main on Sixth Street. Attachment A provides the revised Node Maps for this area of the system. For the model to simulate the North End Pressure Zone, the following pipes were closed: P-230, P-276, P-361, and P-865. These would be the locations of the pressure reducing valves connecting the main pressure zone with the North End Pressure Zone. Additionally, flow was input at Node 206 to simulate booster pumping from the main pressure zone.

Comparing the model results of the existing North End area with the revised model with the new pressure zone, the pressures increased about 22 psi during domestic demand conditions. The model showed negligible pressure difference resulting from the installation of Loop A or Loop B or of both Loop A and B for domestic demands. Each of these scenarios was also run with 1,000 gpm fire flow demands individually applied at Nodes 1, 186 and 231. The residual pressures were significantly higher than for the existing system (additional 20 psi), however, negligible pressure differences resulted from examining Loop A, Loop B and Loops A and B. The residual pressures observed during these simulations are shown in the following table.

Table 1
Computer Model Results
Residual Pressure Observed During Fire Flow Demands

Fire Flow Scenario	N-1	N-186	N-231
	Residual Pressure (psi)		
EXISTING SYSTEM-FF-Node 1	12	39	37
EXISTING SYSTEM-FF-Node 186	38	39	37
EXISTING SYSTEM-FF-Node 231	40	41	30
LOOP "A"-FF-Node 1	32	59	61
LOOP "A"-FF-Node 186	59	59	61
LOOP "A"-FF-Node 231	73	74	60
LOOP "B"-FF-Node 1	32	59	61
LOOP "B"-FF-Node 186	58	59	61
LOOP "B"-FF-Node 231	72	73	59
LOOP "A and B"-FF-Node 1	32	59	61
LOOP "A and B"-FF-Node 186	59	59	61
LOOP "A and B'-FF-Node 231	73	74	60
1,000 gpm fire flows were applied individually at the nodes indicated. Runs with existing system show results without the new pressure zone. Runs for Loop "A", "B", and "A and B" show results with the new pressure zone as described above with the tank located as described previously in this memorandum.			

Summary

The proposed site is a favorable location within the proposed North End Pressure Zone to locate the proposed water storage tank and offers the following benefits:

(1) The site is located on the highest hill in the North End area allowing for the construction of a reservoir style water storage tank which will help reduce the overall cost of the project as compared with a lower elevation site that would require a taller standpipe style tank or an elevated tank.
(2) The height of the proposed tank, approximately 55 feet, will be less than the existing cellular tower located on the adjacent parcel. Therefore, it should not interfere with the cellular tower signal.

(3) The tank may be constructed of concrete or steel. The concrete tank offers the benefit of not requiring painting which is a significant maintenance cost associated with steel tanks.
(4) The proposed site is located on the opposite side of the pressure zone from the proposed booster pump station location. This is preferable from a hydraulics standpoint since it improves flow and system redundancy. Additionally, with this configuration, water can flow from two directions to provide water during a fire event which will minimize the decrease in water pressure during the event.
(5) The proposed water storage tank site is not currently owned by the City, however, there is an access road to the site and no structures currently exist on the parcel.

Should you have any questions or comments regarding our findings, please contact the undersigned at (978) 371-4099 for Kristen Berger or (207) 541-2007 for Paul Cote.

Yours Sincerely,
AECOM

Kristen Berger
Project Engineer

Paul E. Cote, P.E.
Senior Project Manager

Attachment A – Revised Node Maps

DOVER Planning Board minutes

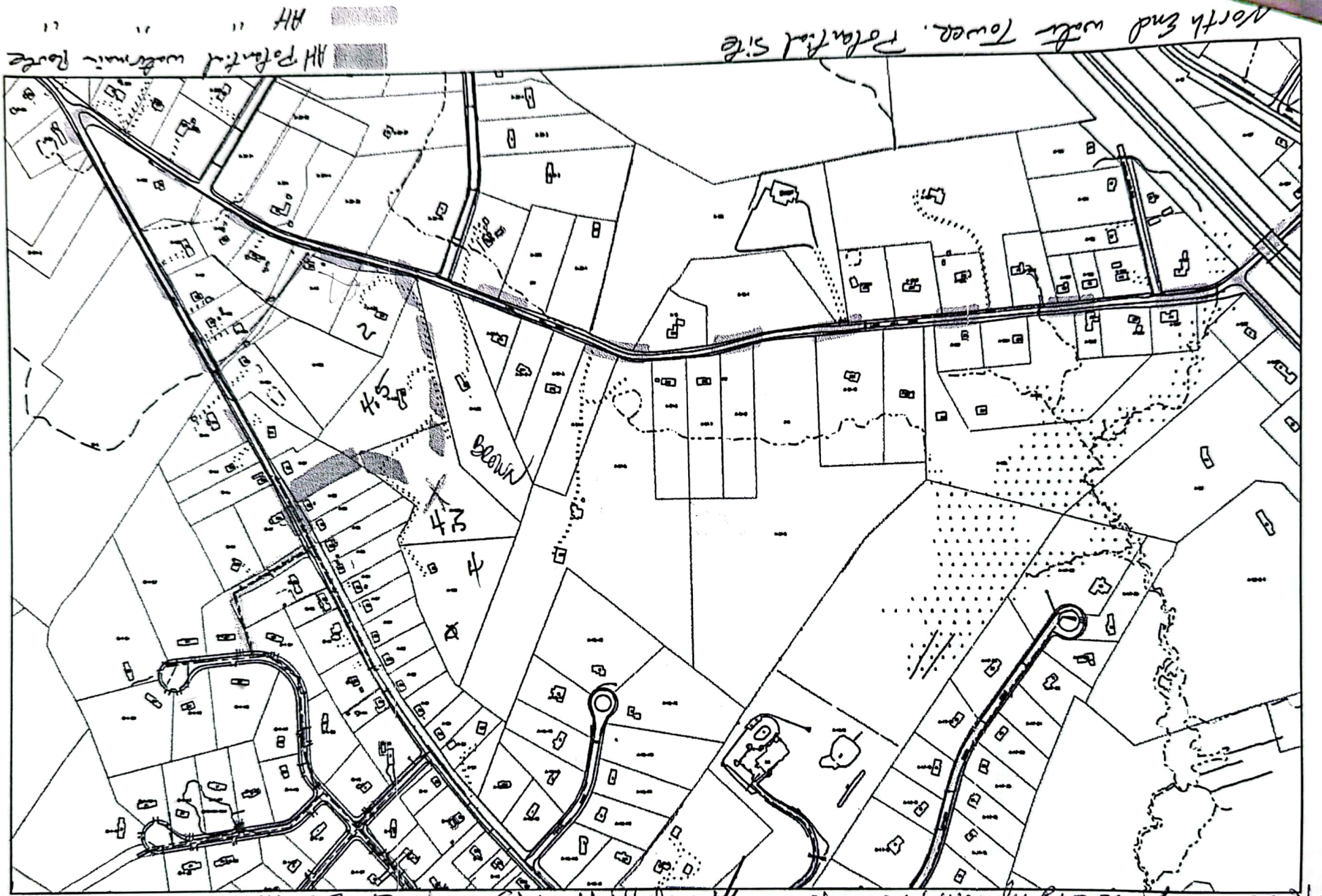
application accepted 1/12/88
approved 1/12/88

No abutters showed up
no discussion noted

Your Water Analysis

Coliform Bacteria
pH
Hardness
Iron
Manganese
Sodium
Chloride
Nitrate / Nitrite
Fluoride
Copper
Lead
Arsenic
Radionuclides
Volatile Organic Compounds

New Hampshire Department of
Environmental Services
6 Hazen Drive P.O. Box 95
Concord, New Hampshire 03301
(603) 271-3445



doverdw.dgn 1/8/2009 9:31:01 AM

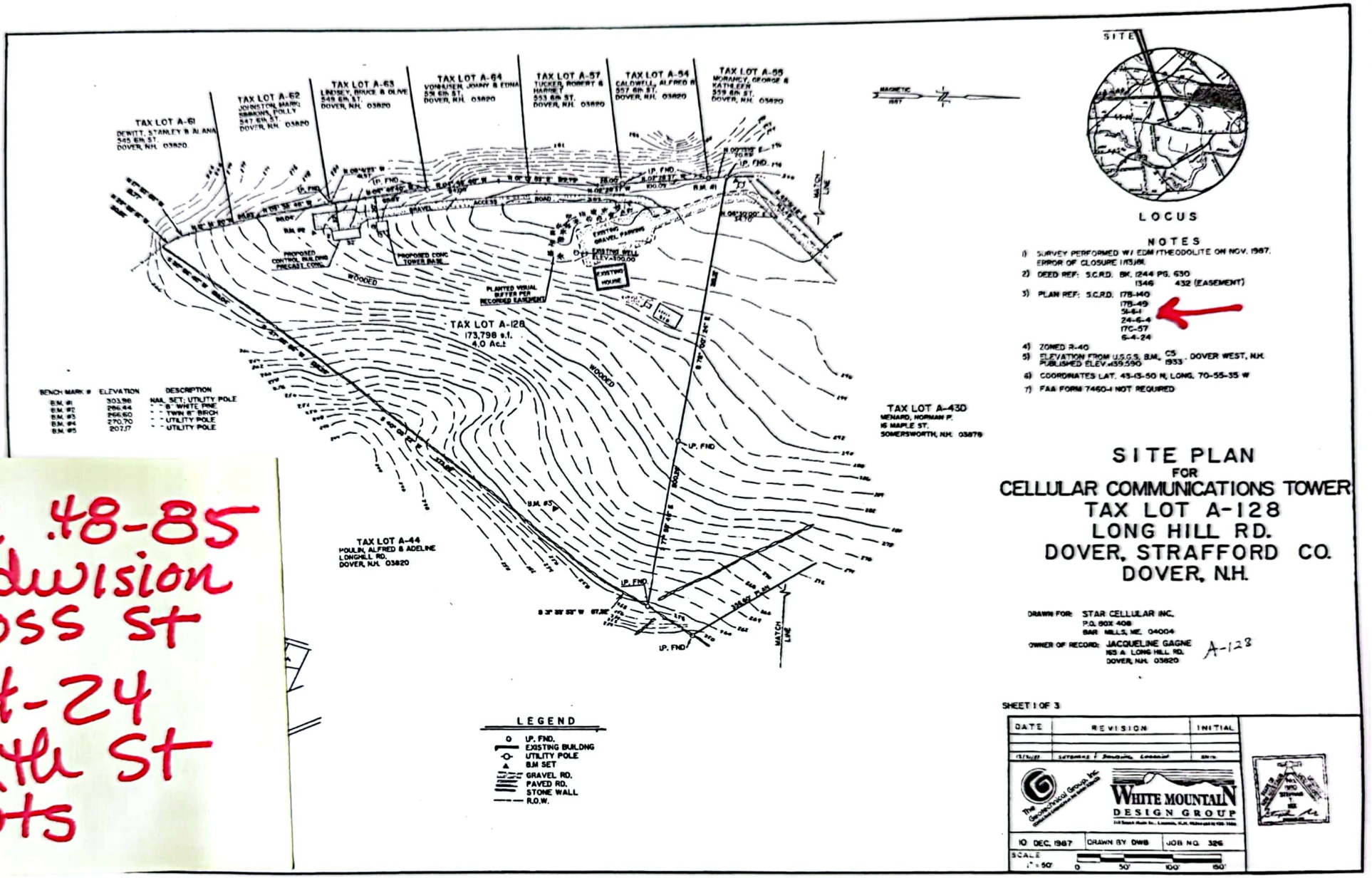
poles IN 1986
all possible owners

TOR
1984-1988

Poulin Edmond & Helen ✓
Weeden Warren & Anna ✓
Keraghan, Joseph & Judith ✓
Ellis, Stephen F. ✓
Wedgewood Builders ✓
Puchta, Robt & Judith ✓

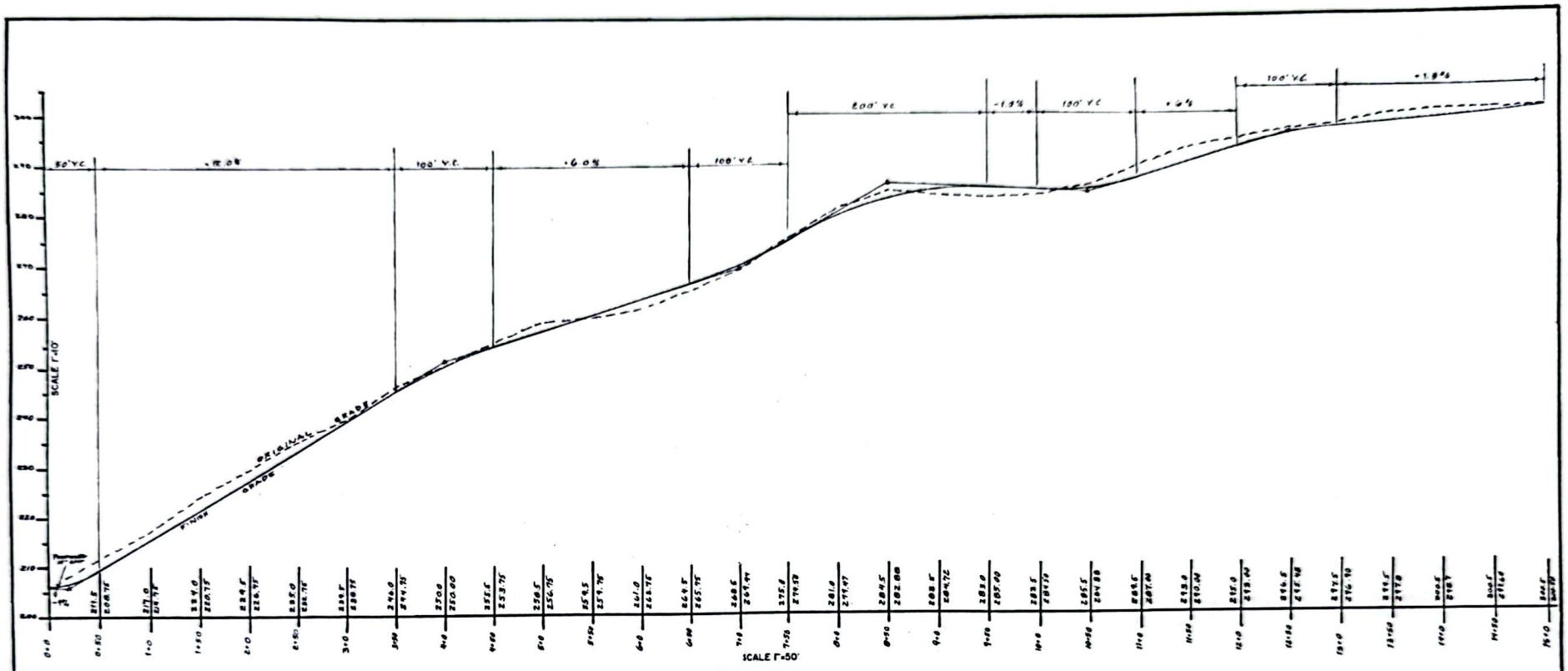
Norman & Wendy Brown ✓
Norman Menard ✓
Jacqueline Gagne ✓
Astrum Funding ✓
TEE TOR City of Dover

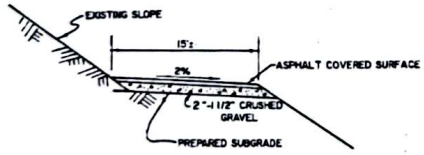
PSNH
1970-1988



SR 48-85
Subdivision
across St
6-4-24
sixth St
lots

THIS SHEET IS RECORDED
DRAWER 033A NUMBER 100





TYPICAL PAVED SECTION

ROAD DESIGN PROFILE FOR CELLULAR COMMUNICATIONS TOWER TAX LOT A-128 LONG HILL RD. DOVER, STRAFFORD CO. DOVER, N.H.

DRAWN FOR: STAR CELLULAR INC.
P.O. BOX 408
BAR MILLS, ME. 04004

OWNER OF RECORD: JACQUELINE GAGNE
165 A LONG HILL RD.
DOVER, N.H. 03820

SHEET 3 OF 3

DATE	REVISION	INITIAL
12/21/87	CROSS SECTION	SNK

The Geotechnical Group, Inc.

WHITE MOUNTAIN DESIGN GROUP

10 DEC. 1987	DRAWN BY DWB	JOB NO. 326

SCALE 1" = AS SHOWN

NOT RECORDED
(That I COULD FIND)

Drawer 017C # 057

1388-129 NOT PRINTED DEED DATE 5/19/88
See 1388-128

941-023 not printed Deed Date 2/8/74
See 941-022

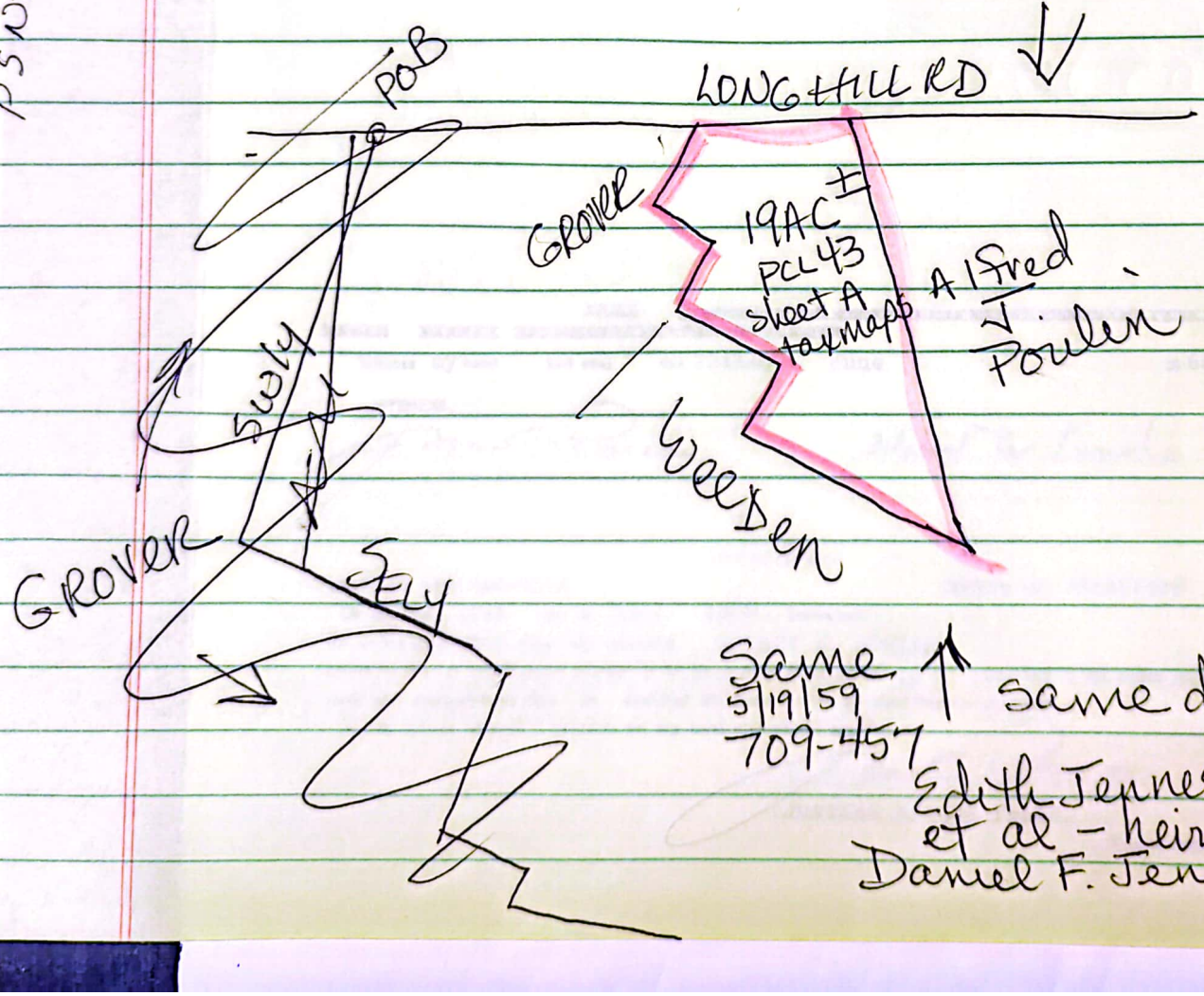
857 165 A NOT PRINTED DEED DATE 5/9/1969
See 857-165

714 - 6

709 - 457

Albert A Poulin
2/12/60 ↓ 714-006 joint tenancy
R 2/16/60 Albert A & Rose A Poulin

PSNH Twin state



Same ↑ same desc.
5/19/59
709-457

Edith Jenness Teague
et al - heirs
Daniel F. Jenness

No stamps required

844-290

Know All Men By These Presents

THAT I, Albert A. Poulin, a widower, of Dover, County of Strafford and State of New Hampshire,
for consideration paid, grant to Edmond Poulin and Helen Poulin, both of Dover, County of Strafford and State of New Hampshire,
as joint tenants with rights of survivorship, and not as tenants in common, with warranty covenants,

A certain tract or parcel of land situated in Dover, County of Strafford and State of New Hampshire, on the Southerly side of Long Hill Road, bounded and described as follows, viz:

Beginning at a marker on the Southerly side of Long Hill Road at a point four hundred fifty (450) feet, more or less, Westerly from the Southwesterly corner of land of Alfred Poulin; thence running Southerly by other land of the grantor herein a distance of one hundred fifty (150) feet more or less, to a marker; thence running Westerly by said other land of the grantor herein a distance of one hundred fifty (150) feet, more or less, to a marker; thence turning and running Northerly by said other land of the grantor herein a distance of one hundred fifty (150) feet, more or less to a marker on the Southerly side of said Long Hill Road; thence turning and running Easterly by said Long Hill Road a distance of one hundred fifty (150) feet, more or less, to the point of beginning.

Being a portion of the premises conveyed to Albert A. Poulin and Rose A. Poulin by Albert A. Poulin by deed dated February 12, 1960, and recorded in the Strafford County Registry of Deeds, Book 714, Page 6, the said Rose A. Poulin having since deceased.

Witness my hand and seal this 20th day of June 1968.

WITNESS:

Albert A. Poulin

STATE OF NEW HAMPSHIRE COUNTY OF Strafford

On this the 20th day of June 1968, before me the undersigned officer, personally appeared Albert A. Poulin known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Justice of the Peace.

1969 MAY 13 AM 8:52

857-165

Know All Men By These Presents

THAT I, ALBERT A. POULIN, a widower, of Dover, in the County of Strafford and State of New Hampshire,

for and in consideration of the sum of One Dollar and other valuable considerations to me in hand before the delivery hereof, well and truly paid by EDMOND J. POULIN and HELEN M. POULIN, both of 61 Pleasant View Circle, Dover, in the County of Strafford and State of New Hampshire, the receipt whereof I do hereby acknowledge, have granted, bargained and sold and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said EDMOND J. POULIN and HELEN M. POULIN, as joint tenants, and not as tenants in common, to them and their assigns, and to the survivors of them, and to the heirs and assigns of such survivor forever, a certain tract or parcel of land, together with the buildings thereon, situate in Dover, in the County of Strafford and State of New Hampshire, on the southerly side of Long Hill Road, so called, bounded and described as follows, to wit:-

Beginning on the southerly side of Long Hill Road at the northeasterly corner of land now or formerly of one Grover; thence running southwesterly by said land now or formerly of Grover to a point; thence running southeasterly by said land now or formerly of Grover to a point; thence running southwesterly by said land now or formerly of Grover to a point at land now or formerly of one Weeden; thence running southeasterly, southwesterly and southeasterly all by said land now or formerly of Weeden to land now or formerly of Alfred J. Poulin; thence running northwesterly by said land now or formerly of Alfred J. Poulin to the southerly side of said Long Hill Road; thence running northwesterly by said Long Hill Road to the point of beginning. Containing nineteen (19) acres, more or less, and shown as parcel No. 43, Sheet A, Assessors' Map, City of Dover.

Excepting and reserving from the above-described premises a certain tract or parcel of land conveyed by Albert A. Poulin to Edmond Poulin and Helen Poulin by warranty deed dated June 20, 1968, and recorded in Strafford County Registry of Deeds, Book 844, Page 290.

Meaning and intending to convey a portion of the premises conveyed to Albert A. Poulin and Rose A. Poulin, as joint tenants, by warranty deed of Albert A. Poulin dated February 12, 1960, and recorded in Strafford County Registry of Deeds, Book 714, Page 6, the said Rose A. Poulin having deceased on April 24, 1968. For title see Strafford County Registry of Deeds, Book 709, Page 457.

KNOW ALL MEN BY THESE PRESENTS, That We, Edmond J. Poulin and Helen M. Poulin, husband and wife, both of Long Hill Road, Dover, County of Strafford and State of New Hampshire,

for consideration paid, grant to Warren L. Weeden and Anna M. Weeden, husband and wife as joint tenants with rights of survivorship and not as tenants in common, both of RFD Box 41, Sixth Street, Dover, County of Strafford and State of New Hampshire, *with warranty covenants* a certain tract or parcel of land situate in Dover, County of Strafford and State of New Hampshire, on the Northerly side of Long Hill Road, so-called, as shown on a Plan entitled, "Plan of Land to be Sold to Warren Weeden by Edmond J. & Helen M. Poulin, Dover, New Hampshire, December, 1973, Surveyed and drawn by Robert W. McCrone", which Plan has been approved by the Dover Planning Board and which will be recorded at the Strafford County Registry of Deeds and is bounded and described as follows:

BEGINNING at a point on the Southerly sideline of Long Hill Road at a stone wall and the Northerly tip of property now or formerly of Alfred J. and Adeline H. Poulin; thence turning and running S 05° 20' E Three Hundred Twenty and four-tenths (320.4) feet, more or less, to a cherry tree having a twelve-inch (12) circumference; thence continuing S 04° 16' E Three Hundred Ninety-one and six-tenths (391.6) feet, more or less, to a white stone in pile at a twelve-inch (12) maple tree; thence continuing S 06° 54' E One Hundred Sixty-five and three-tenths (165.3) feet, more or less, to an iron pin set in a stone wall; thence turning and running along said stone wall S 34° 55' W Two Hundred Forty and seven-tenths (240.7) feet, more or less;thence continuing S 32° 53' W partially along a stone wall Eighty-six and two-tenths (86.2) feet, more or less; thence continuing along said stone wall S 39° 49' W Three Hundred Fourteen and two-tenths (314.2) feet, more or less; thence continuing along said stone wall S 37° 17' W One Hundred Seventy-six and eight-tenths (176.8) feet, more or less; thence continuing along said stone wall S 35° 23' W One Hundred Twenty-eight and four-tenths (128.4) feet, more or less, to a drill hole found where said stone wall intersects with another stone wall and at the intersection of property now or formerly of Alfred J. and Adeline H. Poulin and property now or formerly of Albert Estes; thence turning and running N 37° 31' W Nineteen and one-tenth (19.1) feet, more or less, along a stone wall; thence continuing along said stone wall N 12° 05' W Seventy-five and five-tenths (75.5) feet, more or less; thence continuing along said stone wall N 10° 53' W One Hundred Forty-seven and one-tenth (147.1) feet, more or less; thence continuing partially along a stone wall and partially along a barbed wire fence N 07° 03' W One Hundred Sixty-three and four-tenths (163.4) feet, more or less; thence continuing along said barbed wire fence N 03° 30' E One Hundred Sixteen and five-tenths (116.5) feet, more or less; thence continuing along said barbed wire fence N 03° 04' W One Hundred Forty-seven and four-tenths (147.4) feet, more or less; thence running along a stone wall N 00° 15' E Twenty-seven and three-tenths (27.3) feet, more or less; thence turning and running N 25° 51' E Nine and nine-tenths (9.9) feet, more or less, along said stone wall; thence continuing along said stone wall N 45° 15' E One Hundred Sixty-four and one-tenth (164.1) feet, more or less; thence turning and running partially along a barbed wire fence and partially along a stone wall N 38° 12' W One Hundred Forty-five and Seven-tenths (145.7) feet, more or less; thence continuing along said stone wall N 39° 05' W Two Hundred Forty-nine and Four-tenths (249.4) feet, more or less; thence continuing along said stone wall N 42° 14' W One Hundred Twenty-three and Nine-tenths (123.9) feet, more or less, to a point where said stone wall intersects with another stone wall and an iron pipe; thence turning and running by a stone wall N 54° 37' E Four Hundred Thirty-eight and one-tenth (438.1) feet, more or less, to an iron rod found in a stone; thence turning and running along a barbed wire fence N 53° 15' W Fifty-four and One-tenth (54.1) feet, more or less; thence continuing along said barbed wire fence N 49° 31' W One Hundred Twenty-five and Two-tenths (125.2) feet, more or less; thence continuing along said barbed wire fence N 47° 48' W Seventy-six and one-tenth (76.1) feet, more or less, to an iron pipe located at the Southerly corner of land of Edmond J. and Helen Poulin; thence turning and running N 41° 08' E Three Hundred Thirty-three and Seven-tenths (333.7) feet, more or less, to a point located at a drill hole set in a stone wall which boarders the Southerly sideline of Long Hill Road, so-called; thence turning and running along said Southerly side of said Long Hill Road and said stone wall S 58° 34' E Three Hundred Fifty-three and Four-tenths (353.4) feet, more or less; thence continuing S 54° 06' E along said stone wall and the Southerly sideline of Long Hill Road One Hundred Eleven and Four-tenths (111.4) feet, more or less, to the point of beginning.

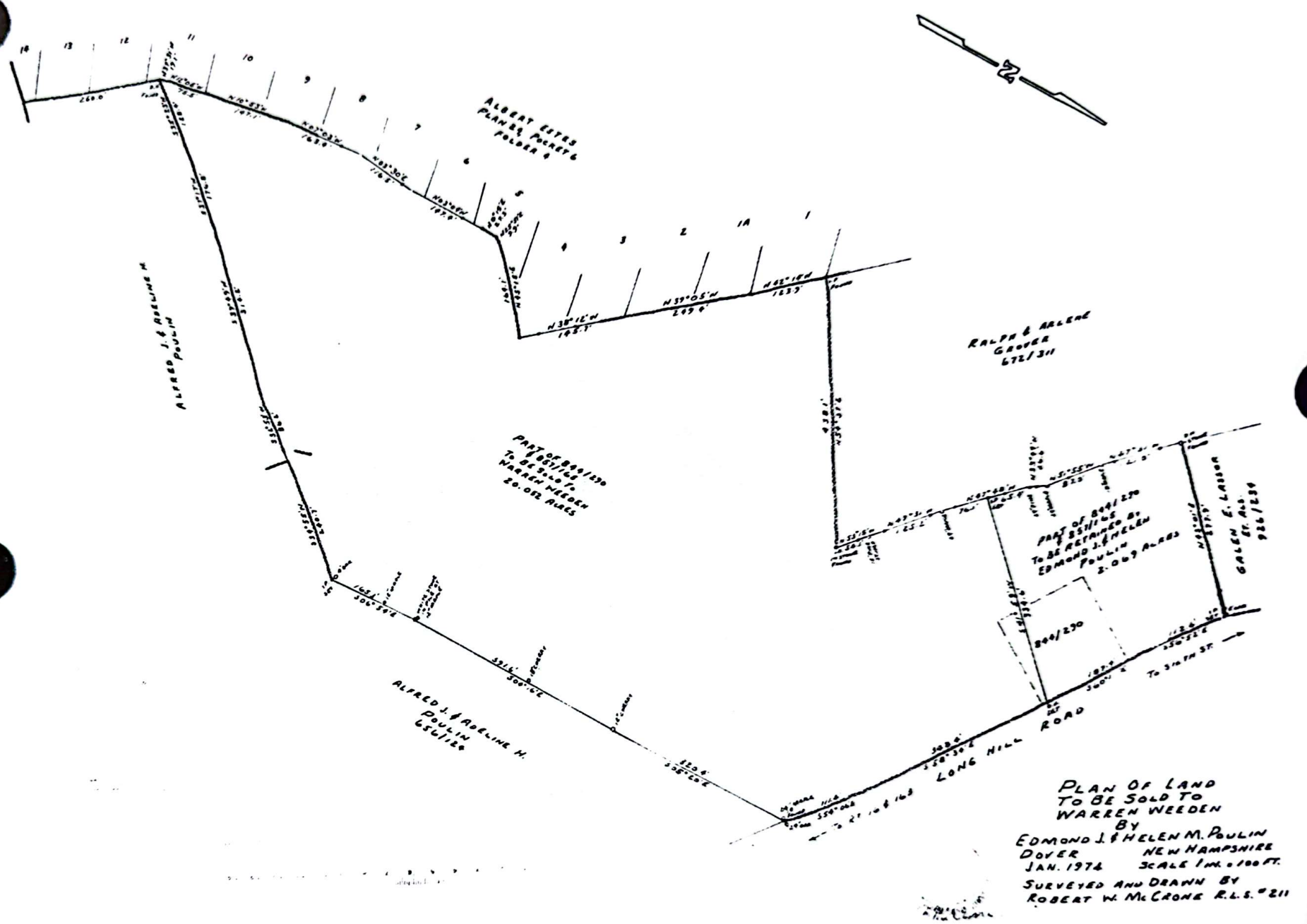
MEANING AND INTENDING to convey a portion of the property conveyed to the grantors herein by deeds of Albert A. Poulin dated June 20, 1968, recorded in the Strafford County Registry of Deeds at Book 844, Page 290, and dated May 9, 1969, recorded in said Strafford County Records at Book 857, Page 165.

1974 FEB -8 PM 12:04

STRAFFORD COUNTY REGISTRY OF DEEDS

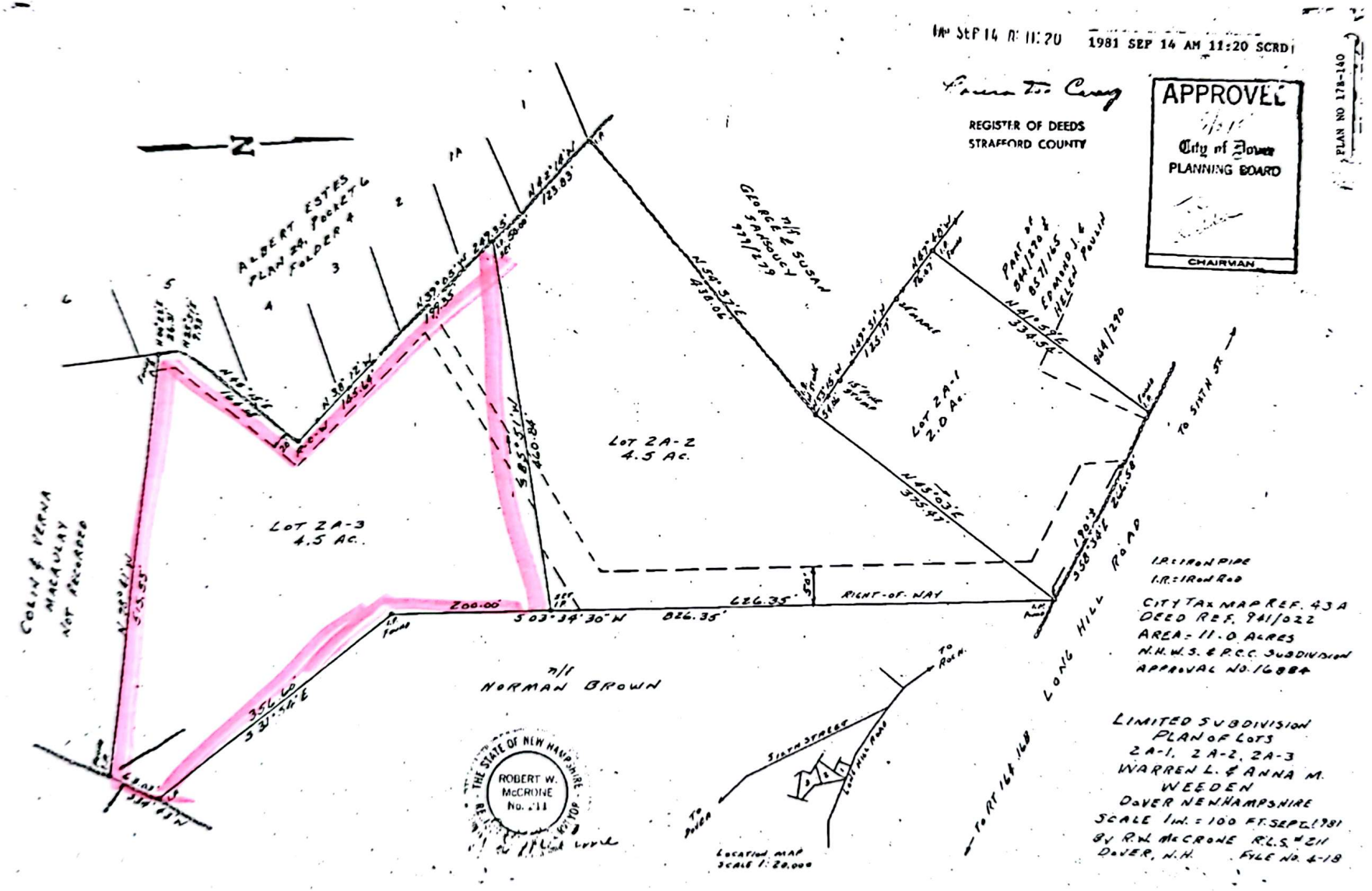
BK-941 PGE 42

P2 NOT PRINTED DEEDS DATE 2/8/74


ALBERT ESTES
PLAN 24, POCKET 6
FOLDER 4
ALFRED J. & ADELINE H. POULIN
RALPH & ARLENE GROVER
672/311
PART OF 844/290 & 857/165 TO BE SOLD TO WARREN WEEDEN 20.052 ACRES
PART OF 844/290 & 857/165 TO BE RETAINED BY EDMOND J. & HELEN POULIN 2.069 ACRES
GALEN E. LASSOR ET. ALS.
926/234
844/290
ALFRED J. & ADELINE H. POULIN
656/124
LONG HILL ROAD
TO SIXTH ST.
PLAN OF LAND
TO BE SOLD TO
WARREN WEEDEN
BY
EDMOND J. & HELEN M. POULIN
DOVER NEW HAMPSHIRE
JAN. 1974 SCALE 1 IN. = 100 FT.
SURVEYED AND DRAWN BY
ROBERT W. McCRONE R.L.S. #211

Warren Abrams
Weaver
& Cooper 1613-653
Michael
& Elizabeth 1620 1620
Jacqueline Cooper &
& Tomasina 1548-1687
Ostrum Funding Corp
& Lot 1991 1578-1687
Thomas Fenland & Heidi Verville
11/5/07 & 3593-140
Donna Ulysses M Bryant

Plan Drawer 017B Number 140 Sheet 1 This image for TOCKY at Rt10 at Strafford County on 09/03/13



03/12/09 3:54:49 PM

RESIDENTIAL ASSESSMENT — DOVER, NEW HAMPSHIRE — EFFECTIVE DATE OF VALUE: 08 ARCHIVE FILE

LONG HILL RD — MAP/LOT: A0043-D00000 A-2 — ZONING: R-40 — LIVING UNITS: — CLASS: R - 130 — CARD # 1 OF 1

CURRENT OWNER/ADDRESS

MELHORN SUZANNE V &
SEAWARD BRIAN L

13 MILL FALLS RD
BARRINGTON NH 03825-

DEED BOOK: 3562
DEED PAGE: 79
DEED DATE: 20070809

LAND DATA:

TYPE	SIZE	INFLUENCE FACTORS		%	LAND VALUE
PRIMARY	1.000	ACCESS	TOPOGRAPHY	-25	56,250
RESIDUAL	3.500	TOPOGRAPHY		-50	12,500
TOT. ACRE	4.500		TOTAL LAND VALUE:		68,800

NBHD ID: 102.00

- ASSESSMENT INFORMATION -

	PRIOR	CURRENT
LAND	68,800	68,800
BUILDING		
TOTAL	68,800	68,800

- PROPERTY VISIT HISTORY -

20021107 RC EST-SEE NOTE
ENTRY & SIGN
ENTRY & SIGN
APP. REVIEW

Sale info not verified by assessor's office

SALES DATA:

Date	Type	Price	Valid
20070807	LAND ONLY	110,000	38
19981218	LAND ONLY	45,000	

PERMIT DATA:

Date	#	Amount	Purpose

ADDITION DATA:

	Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A						00
B						00
C						00
D						00
E						00
F						00
G						00
H					0	00

DWELLING DATA:
Style:
Story Ht.
Attic:
Walls: NONE
Bedrooms:
Total Rooms:
Full Baths:
Half Baths:
Add'l Fixtures:
Total Fixtures:
Basement:
Fin Bsmt. Living Area:
Basement Rec Room Area:
Heating System:
Heating Type:
FIREPLACE WB: / Mtl: /
Basement Garage (# cars)
Ground Flr Area:
Total Living Area:
Quality Grade:
Condition: EXCELLENT
Marketability:
Year Built:
Eff. Year Built:
Unfinished Area:
Unheated Area:

COST APPROACH COMPUTATIONS

Base Price
Plumbing
Additions
Unfin. Area
Basement
Attic
Heat/AC Adj.
FBLA
Rec Rm
Fireplace
Bsmt. Gar.
SUBTOTAL
Grade Factor
C & D factor
TOTAL RCN
% Good
Market Adj.
Nbhd/Style Adj.
TOTAL RCNLD

OUTBUILDING DATA

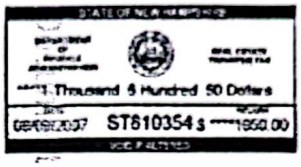
Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value

VALUE FLAG:5

NOTES:
LL=30% gd w/view potential
shared gravel dr w/A-43-C

OUTBUILDING TOTAL:

Doc # 0015680 Aug 9, 2007 10:59 AM
Book 3562 Page 0079 Page 1 of 2
Register of Deeds, Strafford County



Unofficial Document

A-43D

WARRANTY DEED

KNOW EVERYONE BY THESE PRESENTS, That

Thomas R. Ferland and **Heidi V. Ferland**, husband and wife of 306 Long Hill Road, Dover, NH 03820,

for consideration paid, grant to

Suzanne V. Melhorn, single and **Brian L. Seaward**, single, of 15 Jason Drive, Stratham, NH 03885

13 Mill Falls Rd Barrington 03825

with warranty covenants, as joint tenants with rights of suvivorship, the following described property:

A certain parcel of land with any buildings thereon, situated on the southwesterly side of Long Hill Road, Dover, County of Strafford and State of New Hampshire, being shown as Lot 2A-3, as shown on "Limited Subdivision Plan of Lots 2A-1, 2A-2, 2A-3, Warren L. & Anna M. Weeden, Dover, New Hampshire" dated July 1981 by R. W. McCrone, RLS and recorded in the Strafford County Registry of Deeds as Plan 17B-140, bounded and described as follows:

Beginning at an iron pipe at the northeasterly corner of the land herein conveyed at land now or formerly of Brown; thence S 03° 34' 30" W by said Brown land, 200.00 feet to an iron pipe; thence S 31° 54' E by said Brown land, 356.60 feet to an iron pipe in a stone wall; thence S 34° 43' W along a stone wall, 63.03 feet to an iron pipe at land now or formerly of Macauley; thence N 78° 41' W by said Macauley land, 515.55 feet to an iron pipe at land now or formerly of Estes; thence by said Estes land N 00° 22' E 26.31 feet; N 25° 51' E 9.93 feet; N 45° 15' E 164.08 feet to a corner; thence N 38° 12' W 145.64 feet; N 39° 05' W along a stone wall 199.35 feet to an iron pipe in said wall at Lot 2A-2; thence N 85° 51' E by said Lot 2A-2 460.84 feet to the iron pipe at the point of beginning. Containing 4.5 acres, more or less.

Subject to and together with a 50 foot right-of-way into said lot and a 20 foot right-of-way thereafter across said land as shown on said Plan for the common use and benefit of the owners of Lots 2A-1, 2A-2, and as a right-of-way of Colin Macauley to haul wood from his backland to said Long Hill Road.

Meaning and intending to convey the same premises conveyed to grantors by deed of Norman P. Menard, dated December 18, 1988 and recorded in the Strafford County Registry of Deeds at Book 2067, Page 593. Same desc

1981 ↑ 1079-713 Same desc
Warren & Anna M Weeden
Portion
1974 941-22
Edmund & Helen Poulin 1968
portion 844-290 Albert A Poulin
19AC 857-165 portion 714-6 1960
1969 709-457

Know All Men By These Presents

THAT We, WARREN L. WEEDEN and ANNA M. WEEDEN, husband and wife, both of Sixth Street, Dover, Strafford County, New Hampshire 03820

for consideration paid, grant to NORMAN P. MENARD of 16 Maple Street, Somersworth, Strafford County, New Hampshire 03878

with warranty covenants -

1981 SEP 21 AM 9:27 Strafford County

A certain parcel of land situated on the Southwesterly side of Long Hill Road, Dover, Strafford County, New Hampshire, being Lot 2A-3, as shown on, "Limited Subdivision Plan of Lots, 2A-1, 2A-2, 2A-3, Warren L. & Anna M. Weeden, Dover, New Hampshire," dated July 1981 by R.W. McCrone, RLS, recorded Strafford County Registry of Deeds, Plan 17B-140, bounded and described as follows:

Beginning at an iron pipe at the Northeasterly corner of the land herein conveyed at land n/f Brown; thence S03°34'30"W by Brown land 200.00 feet to an iron pipe; thence S31°54'E by Brown land 356.60 feet to an iron pipe in a stone wall; thence S34°43'W along a stone wall 63.03 feet to an iron pipe at land of Macaulay; thence N78°41'W by Macaulay land 515.55 feet to an iron pipe at land of Estes; thence by Estes land N00°22'E, 26.31 feet, N25°51'E, 9.93 feet, N45°15'E, 164.08 feet to a corner; thence N38°12'W, 145.64 feet, N39°05'W along a stone wall 199.35 feet to an iron pipe in said wall at Lot 2A-2; thence N85°51'E by said Lot 2A-2, 460.84 feet to the iron pipe at the point of beginning. Said lot contains 4.5 acres, more or less.

This conveyance is subject to a fifty foot right of way into said lot and a twenty foot right of way thereafter across said land as shown on said plan for the common use and benefit of the owners of Lots 2A-1, 2A2 and as a right of way of Colin Macaulay to haul wood from his backland to said Long Hill Road.

Meaning and intending to convey a portion of the land described in deed of Edward J. and Helen M. Poulin to the grantors herein, dated February 8, 1974, recorded Strafford County Records, Book 941, Page 22.

(husband) (wife), said grantor(s), release to said grantee(s) all rights of homestead and other interests therein.

WITNESS our hand(s) ~~xxxxxxxxx~~ this 16 day of September 1981

Witness:

Warren L. Weeden
WARREN L. WEEDEN

Anna M. Weeden
ANNA M. WEEDEN

88 MAY -4 PM 12:21
REGISTER OF DEEDS
STRAFFORD COUNTY

006939

BK1382PG0363

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that NORMAN P. MENARD of 16 Maple Street, Somersworth, Strafford County, New Hampshire, for consideration paid, grants to STRAFFORD CELLULAR, INC., a New Hampshire Corporation with an address in care of Saco River Cellular Telephone Co., Main Street, P. O. Box 48, Bar Mills, Maine 04004, its successors and assigns, with WARRANTY COVENANTS, the following:

A permanent, non-exclusive right and easement, in common with the Grantor and others, their successors and assigns, to pass and repass, by foot, vehicle or machine over the road located on the land of the Grantor for the purpose of providing maintenance and service to one cellular radio telephone tower and one control building as depicted on a Plan entitled "Site Plan for Cellular Communications Tower, Tax Lot A-128, Long Hill Rd., Dover, Strafford Co., Dover, N.H." dated 12/21/87 prepared by White Mountain Design Group and recorded as Plan No. 33A-100 in the Strafford County Registry of Deeds. and Road Design Plan as No. 33A-132

In addition, the Grantee shall have a right to asphalt such portion of said Road as it deems necessary at its full cost and expense; and appurtenant thereto, the Grantee shall have a temporary easement on the land of the Grantor abutting the aforedescribed easement as may be necessary for the asphalting of said Road.

Meaning and intending to convey an easement across the land described in the deed of Warren L. Weeden and Anna M. Weeden to the Grantor dated September 16, 1981 and recorded in Book 1070, Page 713 in the Strafford County Registry of Deeds.

IN WITNESS WHEREOF, Norman P. Menard has set his hand this 14 day of March, 1988.

Norman P. Menard

Norman P. Menard

STATE OF NEW HAMPSHIRE

STRAFFORD, SS

14th The foregoing instrument was acknowledged before me this day of March, 1988 by Norman P. Menard as his free act and deed.

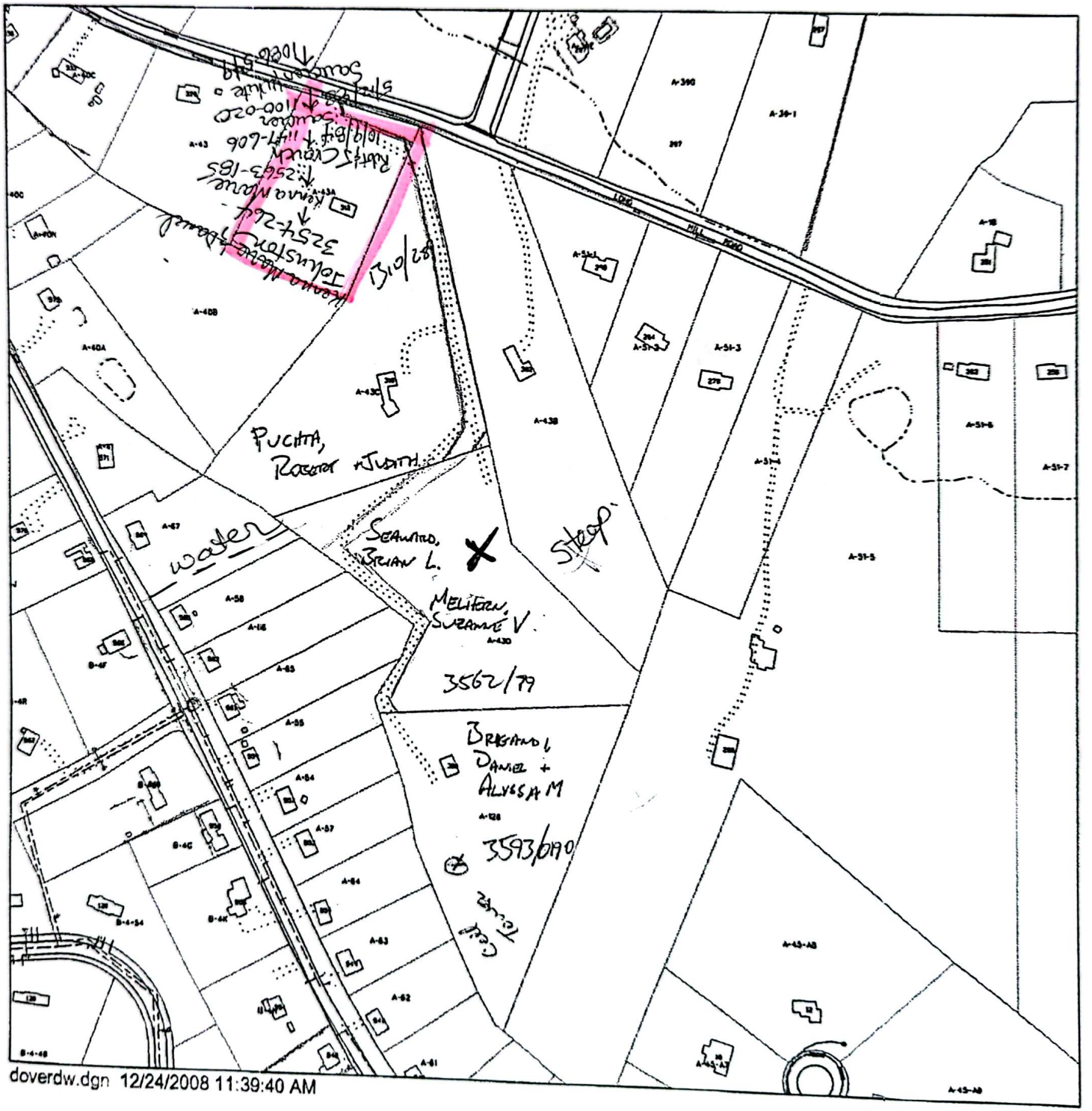
James H. Nault

Justice of the Peace/Notary Public

My Commission Expires: 5/28/88

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
MAY--'88
$ 28.00

REGISTER OF DEEDS
STRAFFORD COUNTY



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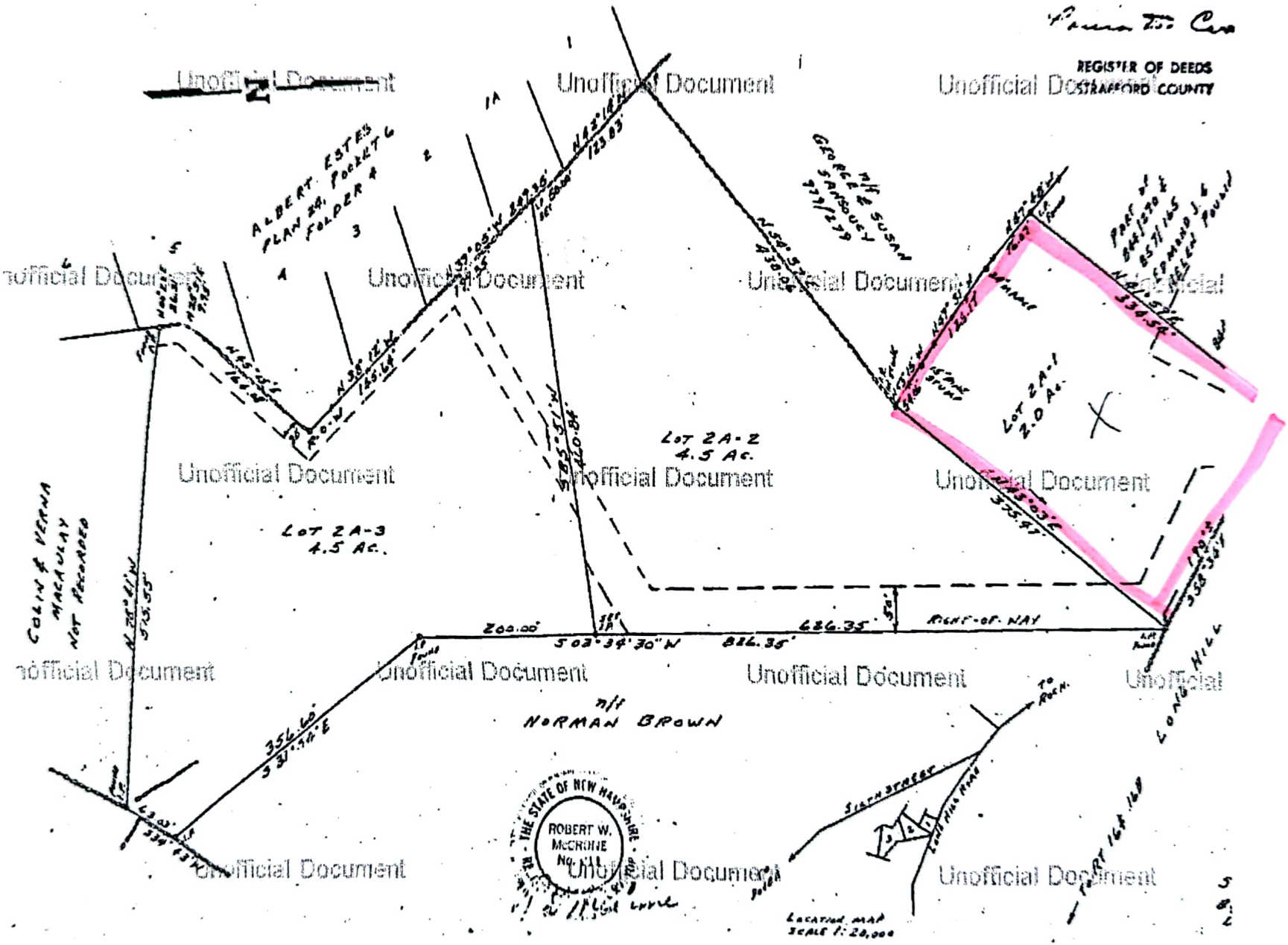
REGISTER OF DEEDS
STRAFFORD COUNTY



1086-549

KNOW ALL MEN BY THESE PRESENTS, That We, WARREN L. WEEDEN and ANNA M. WEEDEN, husband and wife, both of Sixth Street, Dover, Strafford County, New Hampshire 03820

for consideration paid, grant to JOSEPH R.E. SAUCIER and JOANNE M. WHITE both of 18 Hampshire Circle, Dover, Strafford County, New Hampshire 03820

with warranty covenants

as joint tenants with rights of survivorship.

A certain parcel of land situated on the Southwesterly side of Long Hill Road, Dover, Strafford County, New Hampshire, being Lot 2A-1, as shown on, "Limited Subdivision Plan of Lots, 2A-1, 2A-2, 2A-3, Warren L. & Anna Weeden, Dover, New Hampshire," dated July 1981 by R.W. McCrone, RLS, recorded Strafford County Registry of Deeds, Plan 17B-140, bounded and described as follows:

Beginning at an iron pipe in a stone wall at said Road at the Northeasterly corner of the land herein conveyed; thence S43°03'W by Lot 2A-2 as shown on said plan 375.47 feet to an iron pipe in stone; thence by land of Sansoucy N53°15'W, 54.06 feet to a pine stump; thence N49°31'W, 125.17 feet to a 24" Maple; thence N47°48'W, 76.07 feet to an iron pipe at land of Poulin; thence N41°59'E by Poulin land 334.54 feet to an iron pipe in the stone wall at said Road; thence S58°34'E by said Road along a stone wall 266.58 feet to the point of beginning. Said lot contains 2.0 acres, more or less.

This conveyance is subject to a fifty foot right of way across said land as shown on said plan for the common use and benefit of the owners of Lots 2A-2, 2A-3 and as a right of way of Colin Macaulay to haul wood from his backland to said Long Hill Road.

Meaning and intending to convey a portion of the land described in deed of Edward J. and Helen M. Poulin to the grantors herein, dated February 8, 1974, recorded Strafford County Records, Book 941, Page 22.

1982 OCT -1 AM 11:16

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
$50.00

1982

wife/husband of said grantor , release to *said grantee* , all rights of dower curtesy and homestead and other interests therein.

Witness, our *hands* xxxxxxx this 29th *day of* September , 1982

Warren L. Weeden
WARREN L. WEEDEN

Anna M. Weeden
ANNA M. WEEDEN

State of New Hampshire

Strafford ss.: September 29, A.D. 19 82

Personally appeared Warren L. Weeden and Anna M. Weeden

known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Lawrence D. Carey *before me.*

Justice of the Peace — Notary Public

REGISTER OF DEEDS
STRAFFORD COUNTY

BK-1086 PGE-549

022662

2005 SEP -6 AM 10: 22

REGISTER OF DEEDS
STRAFFORD COUNTY

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Warranty Deed

I, Kenna Marie Johnston

of **312 Long Hill Road, Dover, NH**

for consideration paid, grant to **Kenna Marie Johnston and Daniel Johnston, husband and wife as joint tenants with rights of survivorship of 312 Long Hill Road, Dover, New Hampshire 03820** with **WARRANTY COVENANTS**

(Description, and Incumbrances, if any)

A certain parcel of land situated on the southeasterly side of Long Hill Road, Dover, Strafford County, New Hampshire, being Lot 2A-1, as shown on, "Limited Subdivison Plan of Lots, 2A-1, 2A-2, 2A-3, Warren L. and Anna Weeden, Dover, New Hampshire", dated July 1981 by R.W. McCrone, RLS, recorded Strafford County Records, Plan 17B-140, bounded and described as follows:

Beginning at an iron pipe in a stone wall at said Road at the northeasterly corner of the land herein conveyed; thence S 43°03'W by 2A-2 as shown on said plan, 375.47 feet to an iron pipe in stone; thence by land now or formerly of Sansoucy N 53°15'W, 54.06 feet to a pine stump; thence N 49°31'W, 125.17 feet to a 24" maple; thence N 47°48'W, 76.07 feet to an iron pipe at land now or formerly of Poulin; thence N 41°59' E by Poulin land 334.54 feet to an iron pipe in the stone wall at said Road; thence S 58°34' E by said road along a stone wall 266.58 feet to the point of beginning. Said lot contains 2.0 acres, more or less.

Subject to a fifty foot right of way across said land as shown on said plan for the common use and benefit of the owners of Lots 2A-2, 1A-3 and as a right of way of Colin Macaulay to haul wood from his backland to said Long Hill Road.

For title reference, see deed recorded in the Strafford County Registry of Deeds at Book 2563, Page 0185.

This is a non-contractual transfer.

Witness my hand this **31st day of August, 2005.**

Kenna Marie Johnston

Kenna Marie Johnston

BK3254PG0264

State of New Hampshire
County of Rockingham,

In Hampton on the 31st day of August, 2005 before me personally appeared **Kenna Marie Johston** to me known and known by me to be the party/parties executing the foregoing instrument, and he/she/they acknowledged said instrument by him/her/them executed, to be his/her/their free act and deed.

Notary Public: EDWARD F. MORRIS
My commission expires: MY COMMISSION EXPIRES APR. 6, 2010 NOTARY PUBLIC NEW HAMPSHIRE

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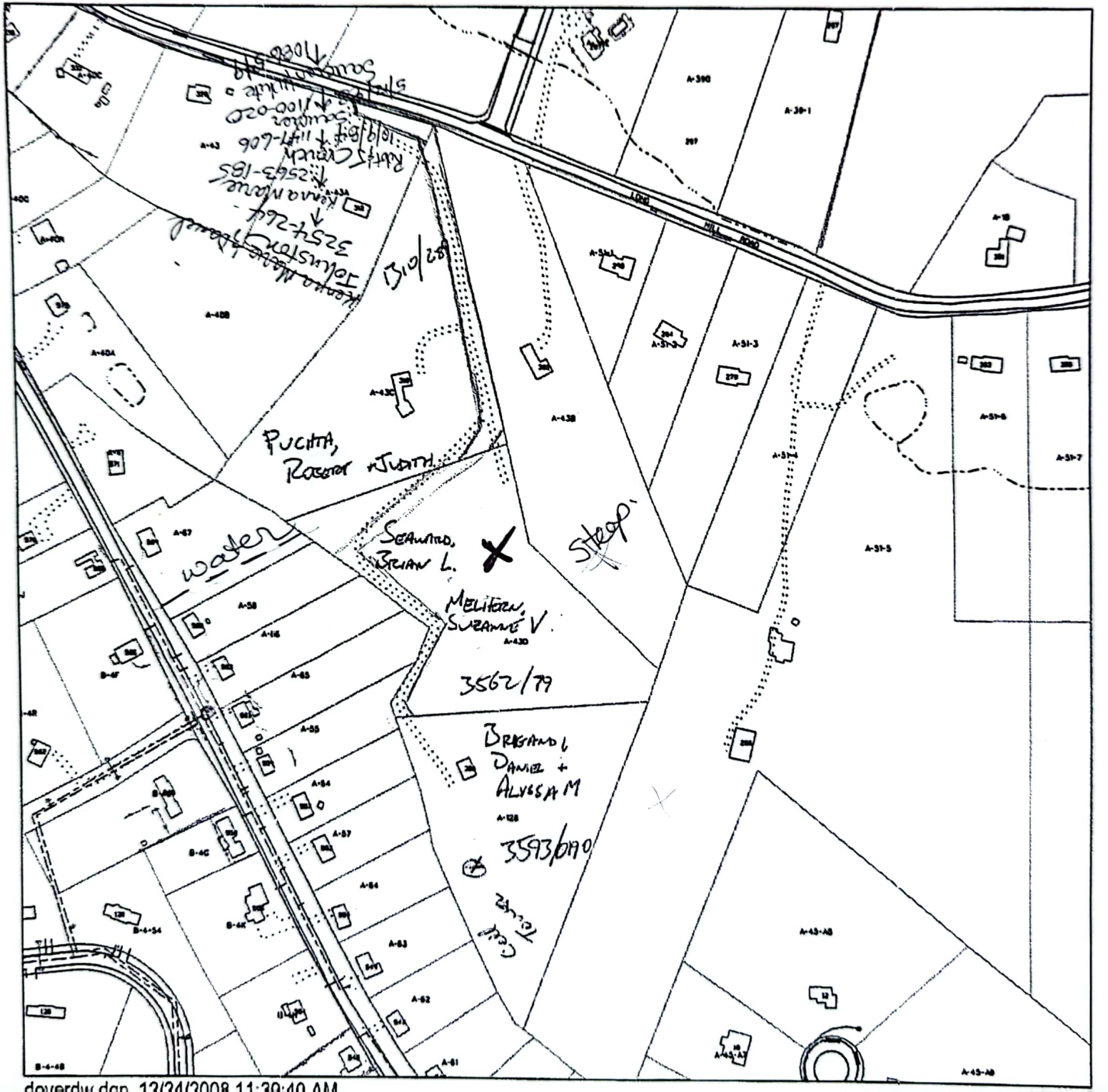
DeedWRNT



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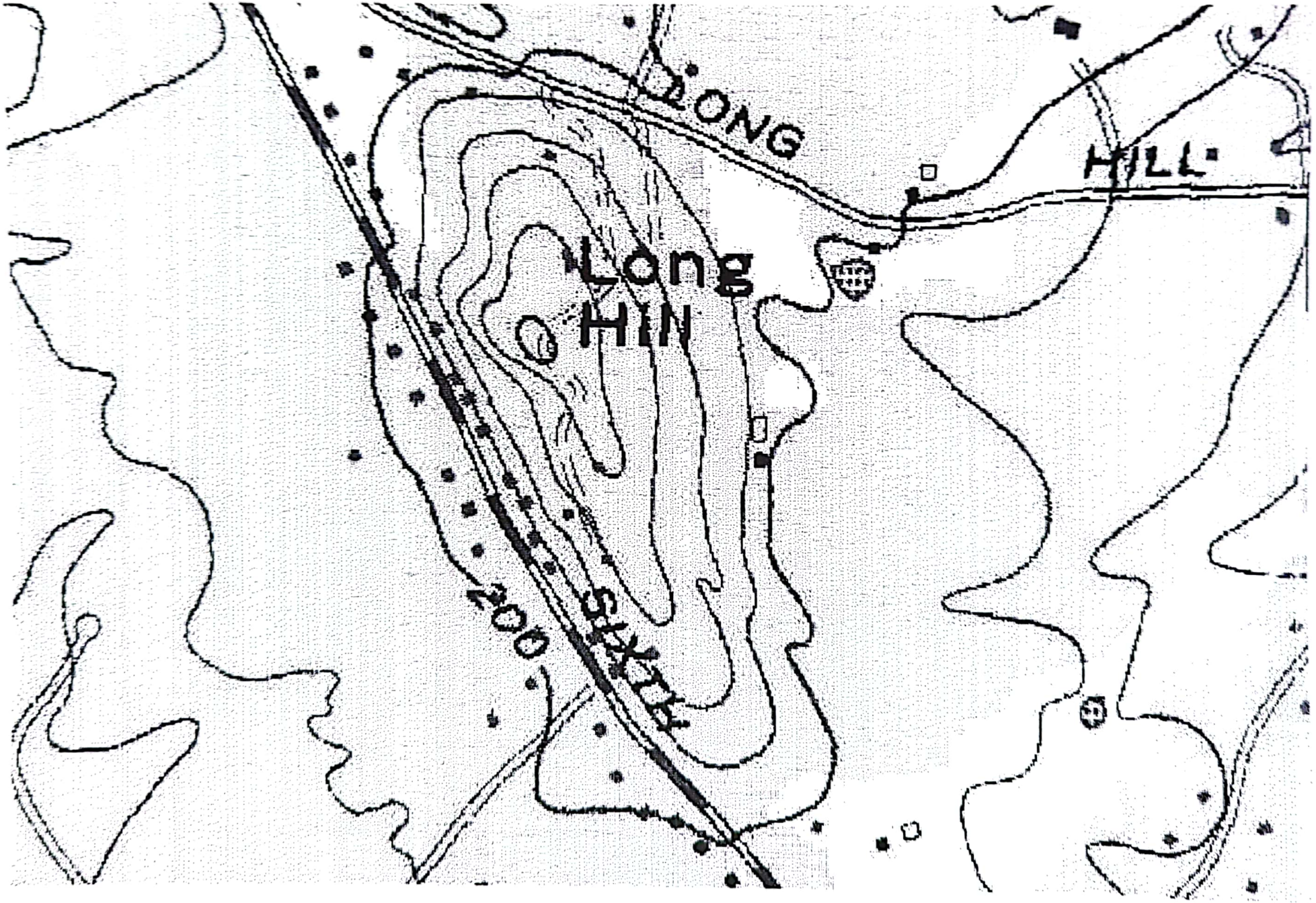
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